



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, Principal Planner – 801-535-6182 – aaron.barlow@slcgov.com
Date: December 8, 2021
Re: Central Park Townhomes - PLNPCM2021-00886 & PLNSUB2021-00882 – Planned Development & Preliminary Plat

Planned Development

PROPERTY ADDRESS: approximately 1861 South 1300 East
PARCEL SIZE: 0.35 acres (approximately 15,100 square feet) total
PARCEL NUMBER: 16-17-430-002-0000
MASTER PLAN: Sugar House – Low-Density Residential
ZONING DISTRICT: RMF-30 Low-Density Multi-Family Residential District
COUNCIL DISTRICT: District 7, Amy Fowler

REQUEST:

Chase Manning of EDGEhomes, representing the property owner, has requested Planned Development and Preliminary Plat approval to construct five new three-story townhomes at approximately 1861 South 1300 East. The applicant is requesting Planned Development approval for a reduction of the minimum lot width from 25 feet to 20 feet, a reduction in the minimum lot size for three of the proposed lots, and an additional five feet of height (beyond the 30-foot maximum) to accommodate railings for decks on the roofs of the proposed townhomes. Each townhome would sit on its own lot.

STAFF RECOMMENDATION:

Based on the findings listed in the staff report, it is Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission approve the proposal (both the Planned Development and the Preliminary Plat), subject to complying with all applicable regulations and the following condition:

- That the project includes a pedestrian walkway from the sidewalk on 1300 South.

ATTACHMENTS:

- [Vicinity/Zoning Map](#)
- [Site Photographs & Existing Conditions](#)
- [Applicant's Narrative, Plans & Rendering](#)
- [Development Standards](#)
- [Planned Development Standards](#)
- [Preliminary Subdivision Standards](#)
- [Public Process and Comments](#)
- [Department Review Comments](#)

PROJECT DESCRIPTION:

The proposed Central Park Townhomes would consist of five single-family attached dwelling units (townhouses) on the approximately 15,100-square-foot subject property. The applicant has submitted a preliminary subdivision that would place each townhouse unit on its own individual lot. The proposed development requires Planned Development approval to allow for three proposed lots on the project to be narrower than 25 feet and smaller than 3,000 square feet (which is required by Section 21A.24.120.C of the Salt Lake City Zoning Regulations). Additionally, the applicant is requesting five feet of additional building height to accommodate rooftop decks in the rear of each unit.



Building Orientation and Site Configuration

The applicant has proposed that the five single-family attached townhouses would be side-by-side, oriented toward the street. The zoning ordinance standards for single-family attached housing were formulated in mind with this type of layout. The proposed development would benefit from a pedestrian walkway from the sidewalk to the homes. Staff has recommended this as a condition of approval.

Building Height

The allowed height in the RMF-30 zoning district is 30 feet. As part of this request, the applicant is asking for an additional five feet to accommodate the proposed rooftop decks. To mitigate adverse impacts on the adjacent single-family properties, the applicant has proposed a solid parapet wall along the south façade.

Building Materials

The materials proposed for this townhouse development include brick veneer masonry, stained wood siding, an exterior composite insulating and finishing system, stucco, composite trim, aluminum-framed window systems, sheet metal clad garage doors, and painted steel railings and columns.

Parking

Single-family attached dwellings require two parking stalls per dwelling unit in the RMF-30 zoning district. The proposed development would contain the required two off-street parking stalls within their individual garages for each of the units. Additional or guest parking will be accommodated in the driveways in front of each unit (long enough to

accommodate one additional parking space for each unit). While the garages will be readily visible from the street, the proposed circle drive will reduce the number of potential conflicts with pedestrian and vehicular traffic on 1300 East.

Project Density

The RMF-30 zoning district requires at least 3,000 square feet of lot area per single-family attached dwelling (when three or more are attached). The subject property is roughly 15,100 square feet—enough to allow for five units. Due to the lot's dimensions and side-yard setback requirements, the applicant cannot configure the proposed lots to meet the required lot width of 25 feet for each of the five units. This is one of the reasons for this Planned Development application.

It should be noted that if the Planning Commission denies the requested modification to the required lot width, the applicant would still be able to place five units on the lot. In the RMF-30 zoning district, multi-family dwellings require 3,000 square feet of lot area per unit. The applicant would be able to construct a multi-family development by-right on the parcel and either lease the units or sell them as condominiums.

Applicable Review Processes and Standards:

Review Process: Planned Development

The applicant has requested Planned Development approval from the Planning Commission to waive the following requirements:

1. **Lot width:** [21A.24.120.C](#), which requires a minimum lot width of 25 feet for single-family attached dwellings in the RMF-30 zoning district. The subject property is only 112 feet wide and cannot accommodate five 25-foot-wide lots. Additionally, landscape buffers and side-yard setbacks require additional space on the north and south sides of the project.
2. **Lot size:** [21A.24.120.C](#) also requires a minimum lot size of 3,000 square feet for single-family attached dwellings. Because of the subject property's dimensions and required landscape buffers and setbacks, three of the proposed lots would be smaller than the required 3,000 square feet. This would not affect the density of the proposed development.
3. **Building height:** [21A.24.120.D](#), which limits the height of buildings in the RMF-30 district to 30 feet. The applicant has requested additional height to accommodate the proposed rooftop decks at the rear of each townhome.

The proposed project will need to meet the Planned Development standards found in section [21A.55.050](#) of the zoning ordinance (An analysis of these standards can be found in [Attachment E](#)) in addition to all other relevant zoning requirements. The diagram below illustrates where the requested exceptions would be located on the subject property.

Review Process: Preliminary Plat (see [Attachment F](#))

The proposed subdivision to create five lots is under review as a Preliminary Subdivision Plat subject to final subdivision approval by the City. The City Engineer and Surveyor have reviewed the Preliminary Subdivision. Additionally, Planning Staff has worked with the applicant on the technical details of that document to the satisfaction of the reviewing departments. While there are technical details to work out, there is no indication that the property could not be subdivided as proposed if the Planning Commission approves the accompanying Planned Development request. As such, staff is recommending approval of the Preliminary Plat by the Planning Commission with final subdivision approval by the City later. A Final Plat application and approval will be required.

KEY CONSIDERATIONS:

Staff identified the following key considerations through the analysis of the project:

1. Compliance with Adopted Master Plans
2. Density
3. Proximity to Single-family Districts
4. Proximity to Allen Park
5. Development Potential without Planned Development Approval

Consideration 1 – Compliance with Adopted Master Plans

Sugar House Master Plan

As a project made up of attached single-family dwellings, the proposed project touches on several issues discussed in the Sugar House Master Plan (SHMP). Specifically regarding Density, Planned Developments, and Housing Options. Each item is discussed below:

Density

The subject property is designated for Low-Density Residential uses by the SHMP. The plan specifically calls out the R-1/(5,000 & 7,000), R-2, and RMF-30 zoning districts as supportive of the desired density range of 5-10 dwelling units per acre (DUA) within areas designated as Low-Density Residential (p.2).

The subject property is zoned RMF-30, and the zoning regulations would permit a multi-family development with five units without Planning Commission approval (the applicant is requesting narrower lots). The proposed five units would have a density higher than 5-10 DUA—with 5 units on a ~0.35-acre lot; it's approximately 14 DUA. However, the SHMP encourages “medium-density [10-20 DUA] housing opportunities in appropriate locations” (p.2). the plan recommends Medium-Density land uses in areas near parks, arterial or collector streets, and transit. While the subject property is not designated as Medium-Density residential by the SHMP, the density of ~14 DUA allowed by the zoning regulations is compatible with the location criteria, and policies for Medium-Density land uses in the SHMP.

Planned Developments

The SHMP has specific policies regarding Planned Development applications that should be considered when reviewing this application. They have been reviewed in [Attachment E](#).

Growing SLC: A Five Year Housing Plan

The first goal of Salt Lake City's housing plan is to *increase housing options*; specifically, the aim is to “promote a responsive, affordable, high-opportunity housing market.” The proposed townhomes will not be affordable units. However, the applicant's proposal would provide a housing type that is less common in the Sugar House neighborhood. While the applicant could sell the units as condominiums if the proposal is denied, mortgages for condos are often more challenging to obtain than for a house on its own land. The applicant's proposal generally promotes the first goal of the City's housing plan.

Plan Salt Lake

The City has an adopted citywide master plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City:

Growth:

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*

Housing:

- *Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.*
- *Increase diversity of housing types for all income levels throughout the city.*
- *Increase the number of medium-density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*

The subject property is in an area zoned and intended for multi-family development in the City. It sits near a University on an arterial street well-served by public transit. The modifications requested by the applicant promote the redevelopment of this underutilized land to help meet City growth and housing goals. The project also provides an increase in a moderate density housing type (townhomes) that is not common in this part of the City (sometimes known as a “missing middle” housing type). This proposed development helps to meet the goals of the master plan by providing a needed housing type for this part of the City.

Consideration 2 - Density

During the Sugar House Community Council meeting, many residents raised concerns about the project's density. Many were concerned that five units on this lot are too much for the neighborhood. Staff is aware of those concerns and has pushed the applicant to limit the impact of the proposed development on adjacent property and Allen Park. However, based on its size, five units are permitted on the subject property by-right. Except for the request for additional height, this Planned Development application is for the creation of individual lots for the single-family attached dwellings. Denying this application would not stop the proposed density of the project. If this application is denied, the applicant could still construct the proposed townhomes and either lease them or sell them as condominiums. When reviewing this project, the Planning Commission should acknowledge the number of units that could be built by-right on this lot.

Consideration 3 - Proximity to Single-family Districts

The subject property abuts the R-1/5,000 zoning district along its south lot line. At the Sugar House Community Council Meeting, residents brought up concerns about the building's impact on the properties to the south. They were concerned about privacy and the view of the structures. After the meeting, the applicant updated the proposed landscape plans to enhance the required landscape buffer along the south property line. The 6-foot fence, dense hedge, and four trees will help soften the view. The applicant has also proposed a solid parapet wall along the south side of the south-most unit's rooftop deck. Combined with the landscape buffer, the additional wall will help reduce the impact of the proposed development on the Single-family properties.

Consideration 4 - Proximity to Allen Park

Comments at the Sugar House Community Council meeting made it clear that the recently-acquired Allen Park is an important space to Sugar House Residents. Many expressed dismay at the idea of a three-story building towering over the space. While the zoning standards for the RMF-30 district allow for a structure up to 30 feet on this lot, the Planning Commission should consider if the proposed development will negatively impact the park's intended experience. While no screening is required between the park and the proposed development, the applicant has proposed a landscape buffer (with a fence, hedge, and trees) along the east property line that will reduce the impact of the development. There is also an existing line of mature trees along the park side of the subject property's north lot line. While the screening on the ground level is a good feature. The commission should also consider the additional eyes on the park from the proposed development, providing another level of safety for patrons.

Residents and the Public Lands Division have raised concerns about potential shadows from the development onto the park. While a valid concern, it is important to remember that a similar structure could be constructed without Planning Commission approval. The proposed additional height is to accommodate rooftop decks that will not significantly impact the amount of shadow on the park.

If the commission has concerns about the project's potential impacts on Allen Park, they may place additional conditions on the project that would help it better meet the standards found in Attachment E; however, Staff is confident that the proposed buffer will reduce any negative impacts from the property.

Consideration 5 - Development Potential without Planned Development Approval

If denied, the applicant would be able to construct one of two types of housing without Planning Commission approval. They could either build a multi-family five-unit building or three single-family attached dwellings. If the applicant decided to construct a multi-family dwelling, then the setback along the north property line would change from five to ten feet. The change in setback would not be required for the construction of three single-family attached units. Design standards are limited in the RMF-30 zoning district. The proposed glass and second-floor porches on the front façade would not be required, and the garage doors could be made of lower-quality materials. While the proposed development lacks certain features that would improve the pedestrian experience on 1300 east (such as better transparency and more differentiated facades), the proposed development includes features that have made it a more enhanced product than what would be constructed otherwise.

DISCUSSION:

Overall, the proposed Central Park Townhomes development meets the intent of the underlying RMF-30 zoning district (as discussed in Attachment D) and generally meets the standards required for Planned Development approval (as discussed in Attachment E). The applicant has made efforts to create an enhanced product that reduces negative impacts to pedestrian, vehicular, and bicycle traffic along 1300 East. They have worked to create visual interest with the proposed landscaping and glass windows framing the front doors. They have also made efforts to screen the proposed development from Allen Park. Finally, they have worked to reduce the amount of impact the proposed project would have on adjacent single-family houses by adding additional trees to the required landscape buffer and walling off the rooftop patio along the south wall. Based on this analysis, staff recommends approval of this request.

NEXT STEPS:

Planned Development Approval

If the Planned Development application is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by City departments and the Planning Commission. The applicant will be able to submit building permits for the development, and the plans will need to meet any conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

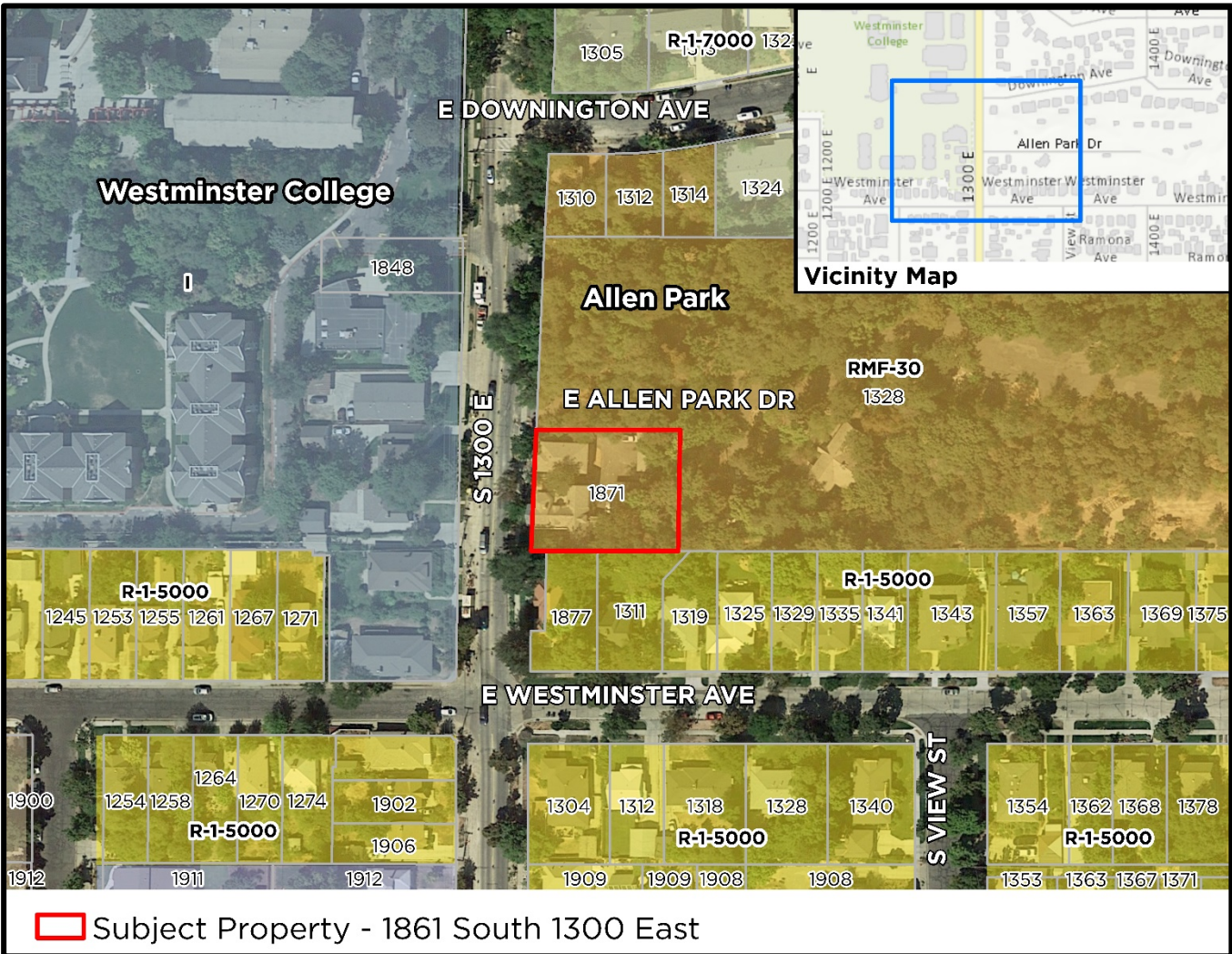
Planned Development Tabled/Continued

If the Planning Commission tables the Planned Development and Design Review applications, the applicant will have the opportunity to make changes to the design and/or further articulate details in order to return to the Planning Commission for further review and a decision on the applications.

Planned Development Denial

If the Planning Commission denies the Planned Development and Design Review applications, the applicant will be able to submit a new proposal that meets all of the standards required by the Zoning Ordinance. The proposal will be subject to any relevant zoning standard or planning process.

ATTACHMENT A - Vicinity/Zoning Map



ATTACHMENT B - Site Photographs & Existing Conditions

[Photos can be viewed here.](#)

ATTACHMENT C - Applicant's Narrative, Plans & Project Rendering

Central Park Townhomes Planned Development

Project Description

The proposed project is to construct five townhomes in the heart of Sugarhouse at 1871 S. 1300 E, due south of the beautiful Allen Park. These townhomes will replace a duplex and triplex that previously occupied the lot. We are proposing a 5-unit subdivision for this lot to take place in order to maximize the lot size to enhance the quality of the building with one dwelling per lot. This subdivision will place the lot lines (east to west) in the middle of the sharing wall of each unit all the way to the property lines. The building is being proposed as a single-family attached dwelling per code 21A.24.120: RMF-30 Low Density Multi-Family Residential District.

These housing units will include high-end finishes, upgraded eco-friendly appliances, and three decks including a roof top view of the Wasatch mountains. These townhomes will greatly enhance the surrounding neighborhood by replacing the overgrown and degrading buildings with landscaping that will beautify the area.

Section 21A.55.010

The Central Park Townhomes reside in the RMF-30 zone. Per section .010, this project will coincide with the Master Plan of Sugarhouse. We believe that this project coincides with the Planned Development section in the Sugarhouse Master Plan. As we have been discussing our plan for the building of the townhomes, we believe that it illustrates the policies written out. The result of this project will not be a gated community. There will be a park strip that will be landscaped and the sidewalk which will allow neighbors to walk past the building with no issue. There will also be a bus stop in front of the building which will encourage people to use public transportation around town. Our project will support projects of similar scale in Sugarhouse. For example, the residential lot directly north of Allen Park, consists of three high-end townhomes that recently have been completed. Central Park Townhomes will match those other townhomes to scale and orientation as well as similar site layout. The front doors will be facing the street which will be surrounded by landscaping that will enhance the natural beauty of what Sugarhouse contains.

Central Park Townhomes will include two access points from the building to connect to 1300 East to maintain a network of streets as detailed in the master plan. These townhomes will be owned individually which also can contribute to an increased condition of the housing stock in Sugarhouse. Regarding the exterior architecture of the building, materials used will maintain community character. There will be decks on the front of the building on the second floor which will aesthetically be pleasing to passersby.

As per the Sugarhouse Master Plan, there is a variety of housing types that people prefer. Our townhomes will provide those who desire, to live in townhome that is a unique housing type in

the area. Many people can benefit from single-family attached dwellings who may not prefer large amount of yardwork or other chores that come with a single-family detached home.

Section 21A.55.050

One of the important aspects to this planned development that our project results in a more enhanced product than what would be achieved by only following the required regulations. We are proposing several modifications to the zoning regulations that will enhance the final product. First, due to the subdivision of the new five lots, the required lot width of 25 feet will not be met. The north and south lot design will meet the required width of 25 feet, however, the middle three units width will all be near 20 feet wide. Second, due to the lot width adjustment, the total lot square footage will also be affected. The north and south lots once again, will meet the required 3,000 square feet requirement while the three middle units will be right around 2,600 square feet each. Lastly, we propose that the maximum height also be adjusted an extra five feet. As drawn, the top of the building is 30 feet. With the five-foot increase, we will be able to provide a roof top deck that will be a major attraction to future residents.

The Central Park Townhomes, as described above, will comply with the master plan of Sugarhouse. Also, these townhomes are similar in size and scale to the neighboring townhomes north of our lot. Exterior building material of the townhomes has been chosen in order to comply with urban design that is displayed in the Sugarhouse area and complies with the master plan. The setbacks on the proposed site plan indicate the ten-foot buffer between the southern single-family lots. Along with the landscaping and the retaining wall, there should be no issue regarding noise and privacy of neighboring lots. The expansive open space in the front of the building will allow adequate sight lines to the street and driveways. Building facades offer ground access and curb appeal with beautiful front doors and decks above the garages with custom-built railing. The lighting of the project is designed with safety and visual interest in mind. Included will be exterior lights above the garages which are controlled with photocell that will brighten up the front of the building as the sun goes down. All exterior lights will be facing down or in a direction that is not polluting neighboring units or adjacent lots. Each unit will have its own garbage can, which will then be put on the street for pickup.

Several native trees will be preserved during this project that will allow the passersby of Allen Park to enjoy and will also add to the beauty of the townhomes. Natural landscaping will add to the landscape buffer along the southern property line that will aide in noise and privacy to the abutting lots. The proposed landscaping will cover about 40% of the lot.

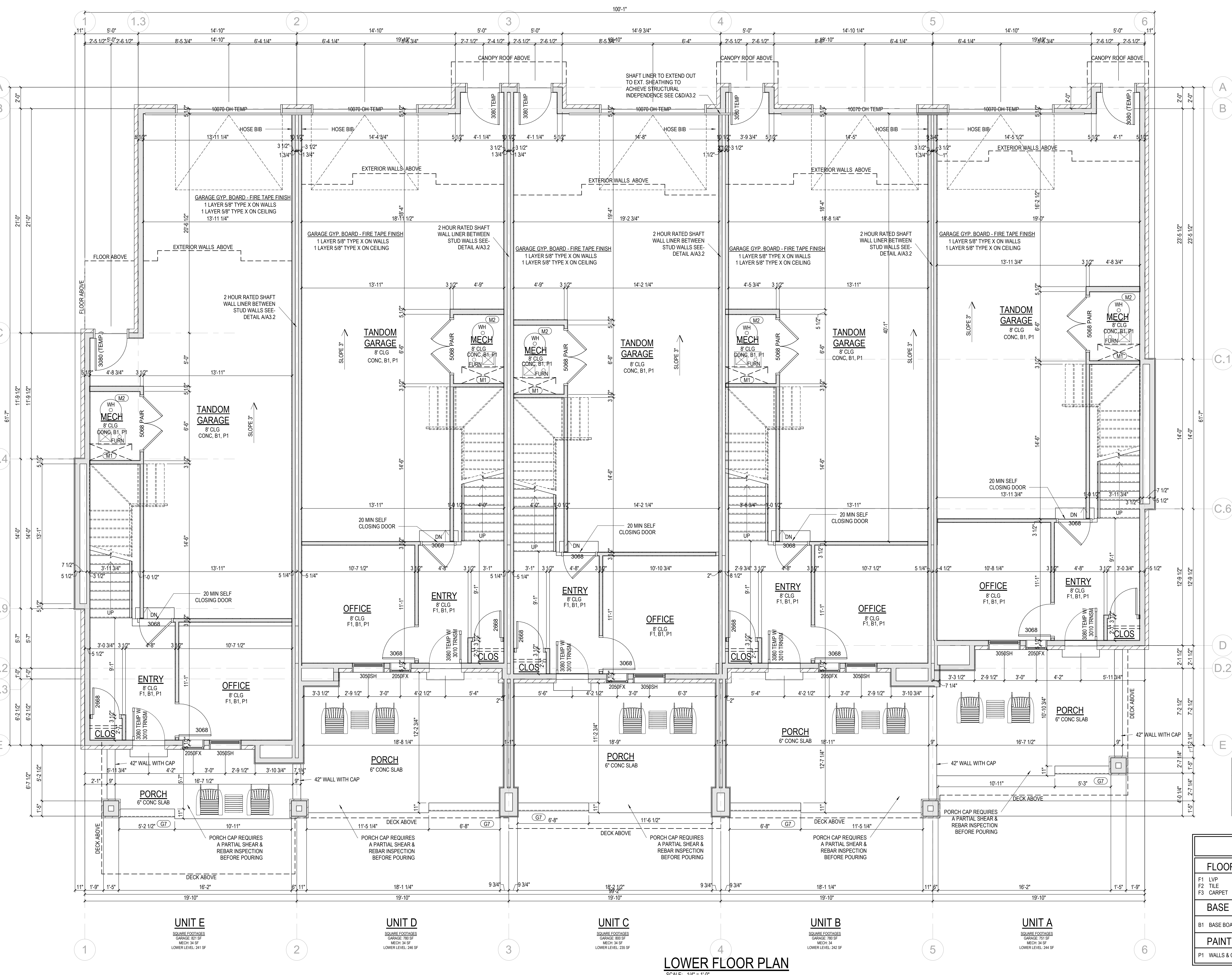
The proposed townhomes will support the city-wide initiative of safe and eco-friendly transportation. The circular driveway will provide a smooth entrance and exit onto 1300 east. There will also be a UTA bus stop in front of the townhomes with safe and accessible sidewalks to all those who wish to use public transportation. The circular driveway will also allow emergency vehicles to enter and exit without issue if needed. All utilities will be underground

which will adequately serve the development for the better with fewer potential issues on the surrounding area above ground.

Section 21A.55.110

Private infrastructure that will be a part of the Central Park Townhomes will be a concrete sump for rainwater drainage. Inspection of this sump will be necessary, and maintenance will need to take place as it will be filled with sediment and debris. Annual visual inspections will take place and maintenance will follow if needed. This will be done by qualified personnel to ensure that the sump is performing its role correctly.

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- GENERAL KEYNOTES** (XX)
- G1. 42" HIGH FRAMED WALL
 - G2. 36" HIGH HAND RAIL
 - G3. 36" HIGH GUARD RAIL
 - G4. 22"x30" ATTIC ACCESS
 - G5. 20 MINUTE FIRE DOOR
 - G6. WOOD FRAMED STEPS/LANDING AS PER CODE AND GRADE
 - G7. CONCRETE STEPS, STOOPS, DRIVEWAYS, SIDEWALKS, PATIOS, AS PER CODE AND GRADE
 - G8. WINDOW WELL WITH GRATE AND LADDER AS PER CODE
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- M.E.P. KEYNOTES** (XX)
- M1. FURNACE
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 - M3. FLOOR DRAIN
 - M4. 8" COMBUSTION AIR FROM OUTSIDE. TERMINATE 12" BELOW BASEMENT CEILING
 - M5. MECHANICAL CHASE
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 - M16. WASHER LOCATION
 - M17. DRYER LOCATION
 - M18. BACKWATER VALVE - VERIFY LOCATION ON SITE
 - M19. ROUGH-IN PLUMBING FOR FUTURE

- GENERAL SHEET NOTES**
- WALL DIMENSIONS ARE TO ROUGH FRAMING U.N.O.
 - DOOR AND WINDOW DIMENSIONS ARE TO CENTER OF OPENING U.N.O.
 - SEE GENERAL NOTES SHEET FOR ITEMS
 - REFER TO DETAIL SHEETS FOR ALL INFO
 - REFER TO CONTRACTED SCOPE OF WORK
 - SEE CABINET PLANS FOR OPTION DETAILS
 - REFER TO OPTION SHEET FOR DETAIL DETAILS

- FLOOR PLAN NOTES**
- FLASHING AND COUNTER-FLASHING AROUND WINDOWS AND DOORS SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS.
 - 5/8" TYPE X GYPSUM BOARD TO EXTEND TO FLOOR BEHIND TUBS AND FIRE WALLS BEHIND BATHROOMS TYPICAL
 - AT ALL STAIRS, CHECK DESIGN OF RAKE WALL WITH SUPERINTENDENT
 - NO WOOD SHALL BE NEARER THAN 8 INCHES TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3 INCHES IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND CONC.
 - AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325 - R309.6.
 - FOR INTERIOR COLUMN LOCATIONS SEE FRAMING PLANS

DOOR SCHEDULE GARAGE

Level	Description	WIDTH	HEIGHT	OPERATION	Count
GARAGE F.F.					
GARAGE	3080 TEMP	3'-0"	8'-0"	HINGE SINGL	5
GARAGE	5068 PAIR	5'-0"	6'-8"	PAIR HINGED	5
GARAGE	10070 OH	10'-0"	7'-0"	OVERHEAD	5

DOOR SCHEDULE LOWER LEVEL

Level	Description	WIDTH	HEIGHT	OPERATION	Count
LOWER F.F.					
LOWER	2668 FLUSH	2'-6"	6'-8"	HINGE SINGL	5
LOWER	3068 FLUSH	3'-0"	6'-8"	HINGE SINGL	10
LOWER	3070 TEMP	3'-0"	7'-0"	HINGE SINGL	5

WINDOW SCHEDULE LOWER LEVEL

Level	MARK	WIDTH	HEIGHT	HEAD	OPERATION	QTY.
LOWER F.F.	2050FX	2'-0"	5'-0"	7'-0"	FIXED	5
LOWER F.F.	3050SH	3'-0"	5'-0"	7'-0"	SINGLE HUNG	5

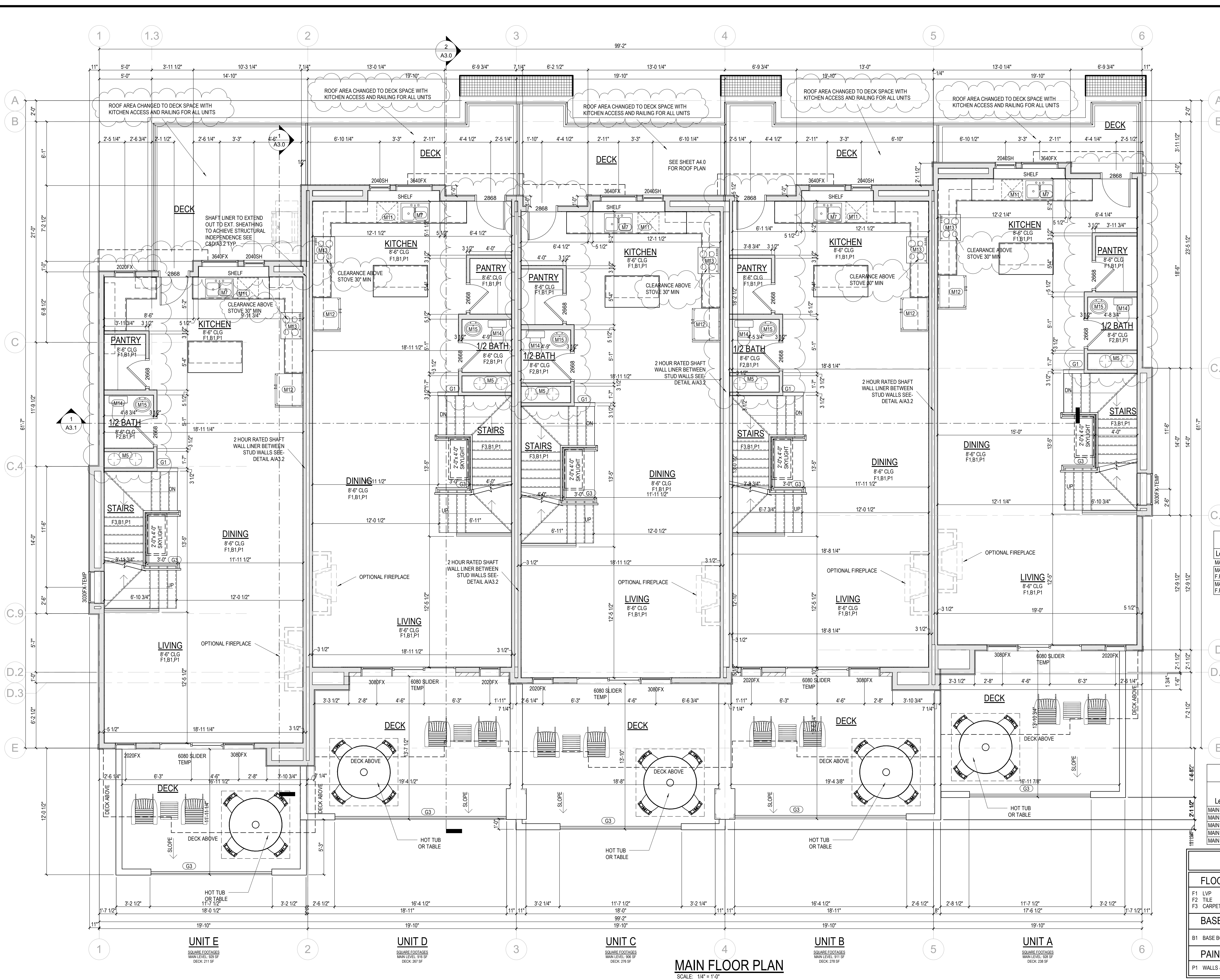
FINISH LEGEND

FLOOR	DESCRIPTION
F1	LVP SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3
F2	TILE SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3
F3	CARPET SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3
BASE	DESCRIPTION
B1	BASE BOARD SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3
PAINT	DESCRIPTION
P1	WALLS & CEILING SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3

REVISIONS
 # | Date | Description

DRAWN BY
 Author
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CENTRAL PARK SUGARHOUSE
LOWER LEVEL FLOOR PLAN
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 - AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325 - R309.6.
 - FOR INTERIOR COLUMN LOCATIONS SEE FRAMING PLANS

DOOR SCHEDULE MAIN LEVEL

Level	Description	WIDTH	HEIGHT	OPERATION	Count
MAIN F.F.	2688 FLUSH	2'-6"	6'-8"	HINGE SNGL	5
MAIN F.F.	6080 SLIDER TEMP	6'-0"	8'-0"	SLIDING	5

WINDOW SCHEDULE MAIN LEVEL

Level	MARK	WIDTH	HEIGHT	HEAD	OPERATION	QTY.
MAIN F.F.	2020FX	2'-0"	2'-0"	8'-0"	FIXED	6
MAIN F.F.	2040SH	2'-0"	4'-0"	8'-0"	SINGLE HUNG	5
MAIN F.F.	3030FX-TEMP	3'-0"	3'-0"	8'-0"	FIXED	2
MAIN F.F.	3080FX	3'-0"	8'-0"	8'-0"	FIXED	5
MAIN F.F.	3640FX	3'-6"	4'-0"	8'-0"	FIXED	5

FINISH LEGEND

FLOOR	DESCRIPTION
F1	LVP SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3
F2	TILE SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3
F3	CARPET SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3

FINISH LEGEND

BASE	DESCRIPTION
B1	BASE BOARD SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3

FINISH LEGEND

PAINT	DESCRIPTION
P1	WALLS & CEILING SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3

REVISIONS

#	Date	Description
1		Revision 1

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CENTRAL PARK SUGARHOUSE
MAIN FLOOR PLAN

03/18/2021

A1.1

UNIT E
SQUARE FOOTAGES
MAIN LEVEL: 928 SF
DECK: 211 SF

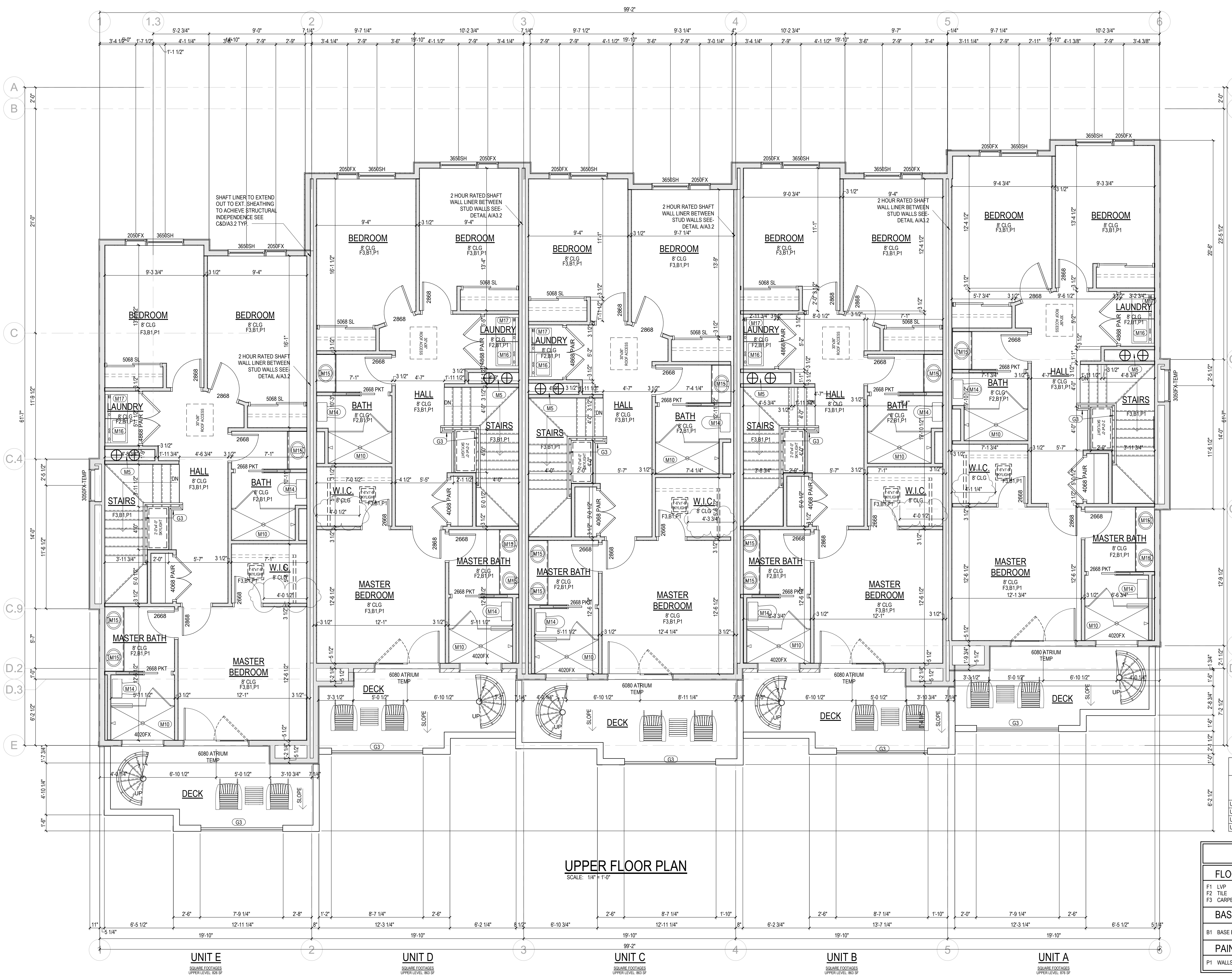
UNIT D
SQUARE FOOTAGES
MAIN LEVEL: 916 SF
DECK: 267 SF

UNIT C
SQUARE FOOTAGES
MAIN LEVEL: 906 SF
DECK: 276 SF

UNIT B
SQUARE FOOTAGES
MAIN LEVEL: 911 SF
DECK: 279 SF

UNIT A
SQUARE FOOTAGES
MAIN LEVEL: 938 SF
DECK: 288 SF

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT E
SQUARE FOOTAGES
UPPER LEVEL: 626 SF
DECK: 143 SF

UNIT D
SQUARE FOOTAGES
UPPER LEVEL: 863 SF
DECK: 134 SF

UNIT C
SQUARE FOOTAGES
UPPER LEVEL: 863 SF
DECK: 138 SF

UNIT B
SQUARE FOOTAGES
UPPER LEVEL: 863 SF
DECK: 142 SF

UNIT A
SQUARE FOOTAGES
UPPER LEVEL: 876 SF
DECK: 133 SF

GENERAL KEYNOTES (XX)

- 42" HIGH FRAMED WALL
- 36" HIGH HAND RAIL
- 36" HIGH GUARD RAIL
- 22" ASP ATTIC ACCESS
- 20 MINUTE FIRE DOOR
- WOOD FRAMED STEPS/LANDING AS PER CODE AND GRADE
- CONCRETE STEPS, STOOPS, DRIVEWAYS, SIDEWALKS, PATIOS, AS PER CODE AND GRADE.
- WINDOW WELL WITH GRATE AND LADDER AS PER CODE
- OPT. BARN DOOR #1. SEE DETAIL SHEET FOR DETAILS
- OPT. BARN DOOR #2. SEE DETAIL SHEET FOR DETAILS
- OPT. BARN DOOR #3. SEE DETAIL SHEET FOR DETAILS
- OPT. BARN DOOR #4. SEE DETAIL SHEET FOR DETAILS

M.E.P. KEYNOTES (XX)

- FURNACE
- WATER HEATER
- FLOOR DRAIN
- 8" COMBUSTION AIR FROM OUTSIDE. TERMINATE 12" BELOW BASEMENT CEILING
- MECHANICAL CHASE
- HOSE BIB
- KITCHEN SINK WITH DISPOSAL AND SPRAYER
- PEDESTAL SINK
- TUB
- TEMPERED GLASS ENCLOSURE WITH MANUFACTURED SHOWER PAN
- DISHWASHER
- REFRIGERATOR (PROVIDE WATER LINE)
- RANGE
- TOILET
- SINK
- WASHER LOCATION
- DRYER LOCATION
- BACKWATER VALVE - VERIFY LOCATION ON SITE
- ROUGH-IN PLUMBING FOR FUTURE

GENERAL SHEET NOTES

- WALL DIMENSIONS ARE TO ROUGH FRAMING U.N.O.
- DOOR AND WINDOW DIMENSIONS ARE TO CENTER OF OPENING U.N.O.
- SEE GENERAL NOTES SHEET FOR ITEMS REFER TO DETAIL SHEETS FOR ALL INFO
- REFER TO CONTRACTED SCOPE OF WORK
- SEE CABINET PLANS FOR OPTION DETAILS
- REFER TO OPTION SHEET FOR DETAIL DETAILS

FLOOR PLAN NOTES

- FLASHING AND COUNTER-FLASHING AROUND WINDOWS AND DOORS SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS.
- 5/8" TYPE X GYPSUM BOARD TO EXTEND TO FLOOR BEHIND TUBS AND FIRE WALLS BEHIND BATHROOMS TYPICAL
- AT ALL STAIRS, CHECK DESIGN OF RAKE WALL WITH SUPERINTENDENT
- NO WOOD SHALL BE NEARER THAN 8 INCHES TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3 INCHES IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND CONC.
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325 - R309.6.
- FOR INTERIOR COLUMN LOCATIONS SEE FRAMING PLANS

DOOR SCHEDULE UPPER LEVEL

Level	Description	WIDTH	HEIGHT	OPERATION	Count
UPPER F.F.	2668 FLUSH	2'-6"	6'-8"	HINGE SINGL	15
UPPER F.F.	2668 POCKET	2'-6"	6'-8"	POCKET SINGL	5
UPPER F.F.	2868 FLUSH	2'-8"	6'-8"	HINGE SINGL	15
UPPER F.F.	4068 PAIR	4'-0"	6'-8"	PAIR HINGED	5
UPPER F.F.	4868 PAIR	4'-6"	6'-8"	PAIR HINGED	5
UPPER F.F.	5060 SL	5'-0"	6'-8"	SLIDE BYPASS	10
UPPER F.F.	6080 ATRIUM TEMP	6'-0"	8'-0"	PAIR HINGED	5

WINDOW SCHEDULE UPPER LEVEL

Level	MARK	WIDTH	HEIGHT	HEAD	OPERATION	QTY.
UPPER F.F.	2050FX	2'-0"	5'-0"	7'-0"	FIXED	10
UPPER F.F.	3050FX-TEMP	3'-0"	5'-0"	5'-0"	FIXED	2
UPPER F.F.	3650SH	3'-6"	5'-0"	7'-0"	SINGLE HUNG	10
UPPER F.F.	4020FX	4'-0"	2'-0"	7'-0"	FIXED	5

FINISH LEGEND

FLOOR	DESCRIPTION
F1	LVP SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3
F2	TILE SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3
F3	CARPET SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3
BASE	DESCRIPTION
B1	BASE BOARD SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3
PAINT	DESCRIPTION
P1	WALLS & CEILING SEE FINISH SCHEDULE SHEETS A1.0, A1.1, A1.2, & A1.3

REVISIONS

#	Date	Description
1		Revision 1

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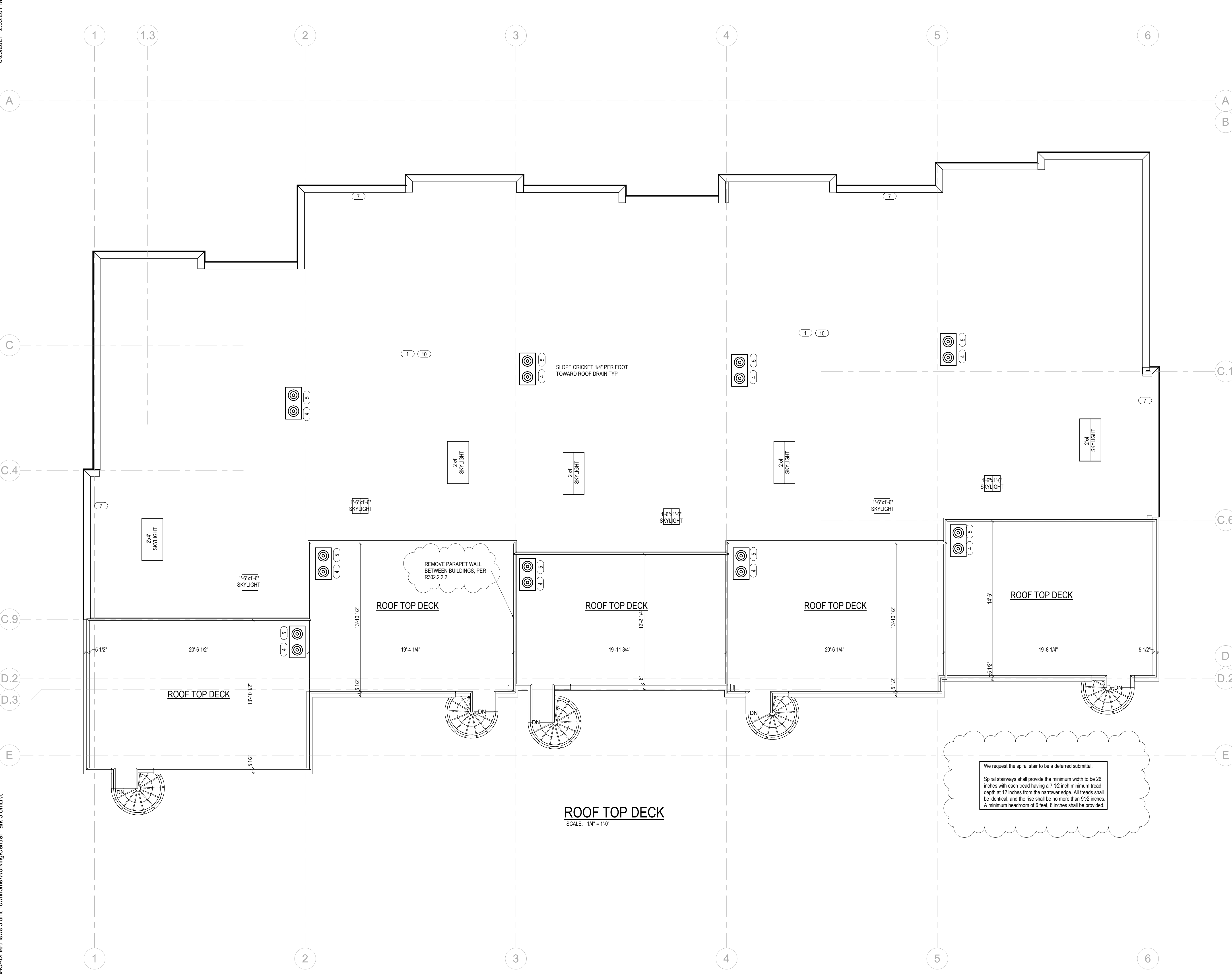


CENTRAL PARK SUGARHOUSE
UPPER FLOOR PLAN

03/18/2021

A1.2

8/26/2021 12:59:20 PM
 THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.
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ROOF PLAN KEYNOTES (XX)

1. SINGLE-PLY MECHANICALLY FASTENED T.P.O. ROOF MEMBRANE - CLASS B RATING.
2. 24"x24" CONCRETE PAVERS OR ECO ARBOR SYSTEM OVER ROOF MEMBRANE AND PEDASTAL SYSTEM. VERIFY WITH OWNER.
3. STANDING SEAM METAL ROOF.
4. ROOF DRAIN - PROVIDE HEAT TAPE IN ALL UNCONDITIONED SPACES.
5. OVERFLOW ROOF DRAIN +2" - PROVIDE HEAT TAPE IN ALL UNCONDITIONED SPACES.
6. CRICKET - MIN. SLOPE 1/4" PER FT.
7. PRE-FINISHED ALUMINUM PARAPET CAP.
8. PRE-FINISHED ALUMINUM FASCIA, VENTED SOFFIT, GUTTERS, AND DOWNSPOUTS.
9. PARAPET BRACING AS REQUIRED - SEE STRUCTURAL FOR LOCATIONS AND DETAILS.
10. SEE THE CONTRACTOR'S SUBMITTAL FOR THE EXACT TYPE OF MAIN ROOF VENTILATION.
11. 30"x36" ROOF ACCESS HATCH SEE DETAIL 9/A4.2

GENERAL NOTES

- PROVIDE ICE AND WATER SHIELD AT ALL EAVES; 3'-0" MINIMUM.
- FILL IN ROOF CAVITY WITH BLOWN IN FIBERFILL INSULATION - EQUAL TO OPTIMA.
- SHED ROOFS TO HAVE VENTED ALUMINUM SOFFITS UNLESS NOTED OTHERWISE.

REVISIONS		
#	Date	Description
1	Date 1	Revision 1

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CENTRAL PARK SUGARHOUSE
 ROOF PLAN

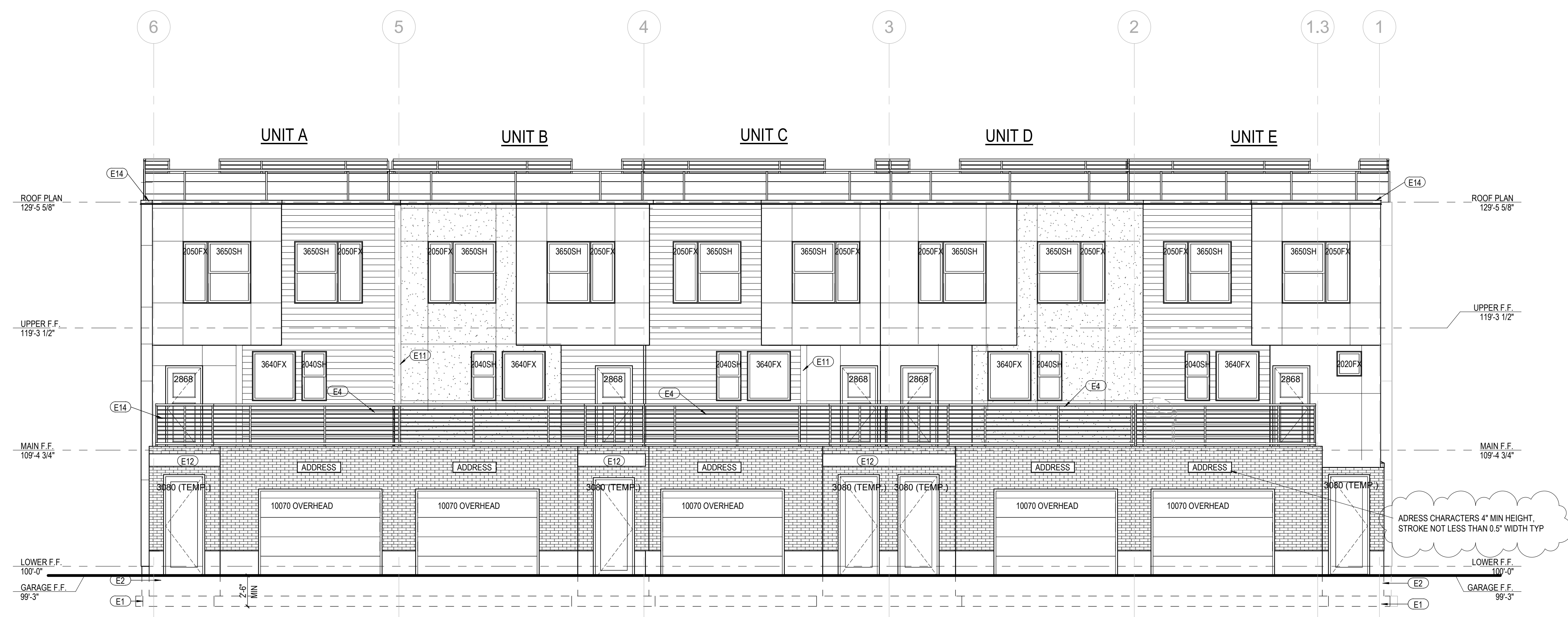
03/18/2021

A1.3

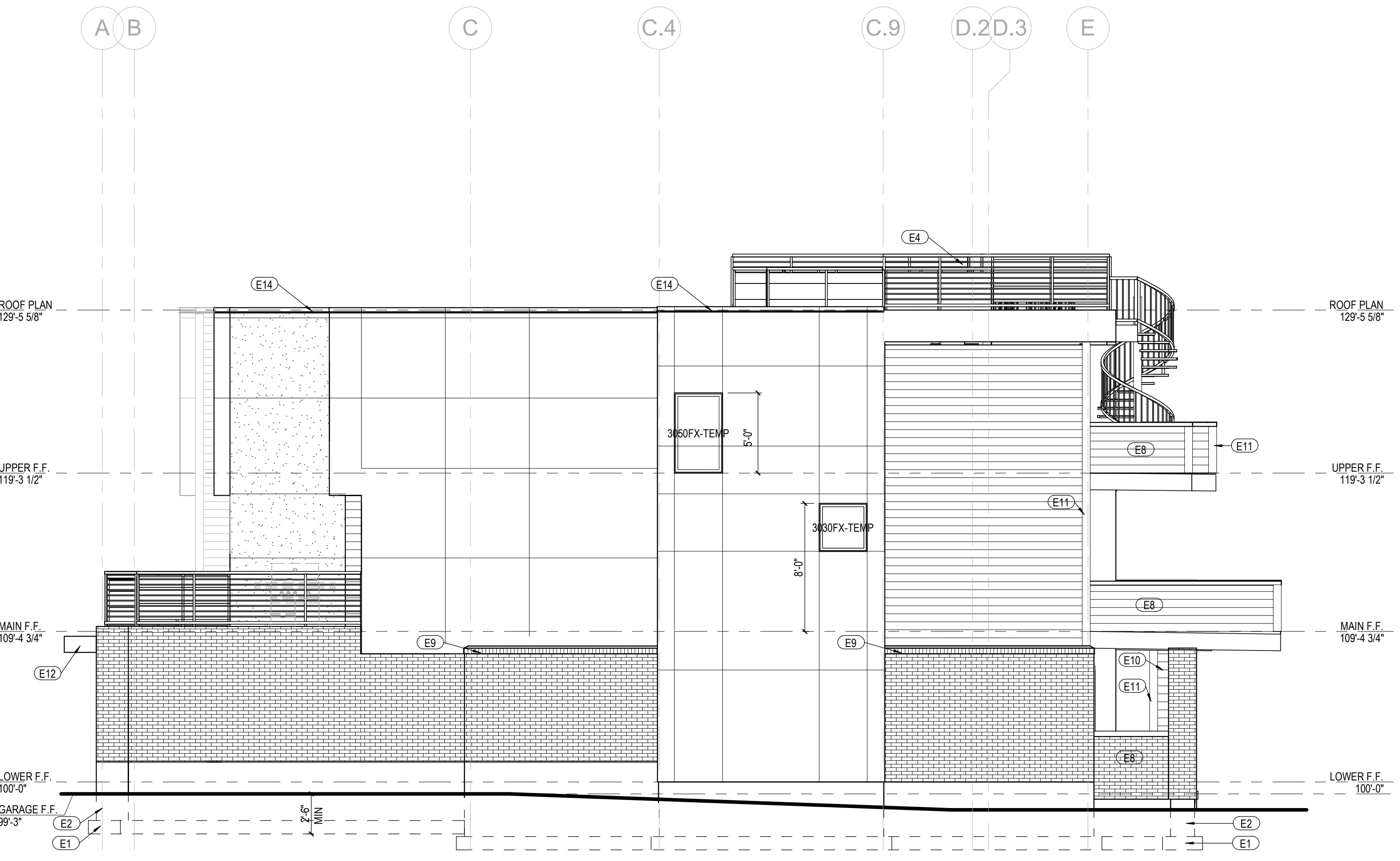
We request the spiral stair to be a deferred submittal.
 Spiral stairways shall provide the minimum width to be 26 inches with each tread having a 7 1/2 inch minimum tread depth at 12 inches from the narrower edge. All treads shall be identical, and the rise shall be no more than 9 1/2 inches. A minimum headroom of 6 feet, 8 inches shall be provided.

REMOVE PARAPET WALL BETWEEN BUILDINGS, PER R302.2.2.2

ROOF TOP DECK
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

DOOR SCHEDULE GARAGE					
Level	Description	WIDTH	HEIGHT	OPERATION	Count
GARAGE F.F.					
LOWER F.F.	3080 TEMP	3'-0"	8'-0"	HINGE SNGL	5
F.F.	5068 PAIR	5'-0"	6'-8"	PAIR HINGED	5
F.F.	10070 OH	10'-0"	7'-0"	OVERHEAD	5

WINDOW SCHEDULE LOWER LEVEL						
Level	MARK	WIDTH	HEIGHT	HEAD	OPERATION	QTY.
LOWER F.F.	2050FX	2'-0"	5'-0"	7'-0"	FIXED	5
LOWER F.F.	3050SH	3'-0"	5'-0"	7'-0"	SINGLE HUNG	5

DOOR SCHEDULE LOWER LEVEL					
Level	Description	WIDTH	HEIGHT	OPERATION	Count
LOWER F.F.					
LOWER F.F.	2668 FLUSH	2'-6"	6'-8"	HINGE SNGL	5
LOWER F.F.	3068 FLUSH	3'-0"	6'-8"	HINGE SNGL	10
LOWER F.F.	3070 TEMP	3'-0"	7'-0"	HINGE SNGL	5

WINDOW SCHEDULE MAIN LEVEL						
Level	MARK	WIDTH	HEIGHT	HEAD	OPERATION	QTY.
MAIN F.F.	2020FX	2'-0"	2'-0"	8'-0"	FIXED	6
MAIN F.F.	2040SH	2'-0"	4'-0"	8'-0"	SINGLE HUNG	5
MAIN F.F.	3030FX-TEMP	3'-0"	3'-0"	8'-0"	FIXED	2
MAIN F.F.	3080FX	3'-0"	8'-0"	8'-0"	FIXED	5
MAIN F.F.	3640FX	3'-6"	4'-0"	8'-0"	FIXED	5

DOOR SCHEDULE MAIN LEVEL					
Level	Description	WIDTH	HEIGHT	OPERATION	Count
MAIN F.F.					
MAIN F.F.	2668 FLUSH	2'-6"	6'-8"	HINGE SNGL	5
MAIN F.F.	6080 SLIDER	6'-0"	8'-0"	SLIDING	5

WINDOW SCHEDULE UPPER LEVEL						
Level	MARK	WIDTH	HEIGHT	HEAD	OPERATION	QTY.
UPPER F.F.	2050FX	2'-0"	5'-0"	7'-0"	FIXED	10
UPPER F.F.	3050FX-TEMP	3'-0"	5'-0"	5'-0"	FIXED	2
UPPER F.F.	3650SH	3'-6"	5'-0"	7'-0"	SINGLE HUNG	10
UPPER F.F.	4020FX	4'-0"	2'-0"	7'-0"	FIXED	5

DOOR SCHEDULE UPPER LEVEL					
Level	Description	WIDTH	HEIGHT	OPERATION	Count
UPPER F.F.					
UPPER F.F.	2668 FLUSH	2'-6"	6'-8"	HINGE SNGL	15
UPPER F.F.	2668 POCKET	2'-6"	6'-8"	POCKET SNGL	5
UPPER F.F.	2868 FLUSH	2'-8"	6'-8"	HINGE SNGL	15
UPPER F.F.	4068 PAIR	4'-0"	6'-8"	PAIR HINGED	5
UPPER F.F.	4868 PAIR	4'-8"	6'-8"	PAIR HINGED	5
UPPER F.F.	5060 SL	5'-0"	6'-8"	SLIDE BYPASS	10
UPPER F.F.	6080 ATRIUM	6'-0"	8'-0"	PAIR HINGED	5

ELEVATION KEYNOTES

- E1. CONCRETE FOOTING.
- E2. CONCRETE FOUNDATION.
- E3. WINDOW WELL, PROVIDE LADDER @ BEDROOMS.
- E4. 36" HIGH GUARD RAIL. INTERIOR SECTIONS CANNOT POSSESS ANY OPENINGS LARGE ENOUGH TO PASS THROUGH A 4-INCH DIAMETER SPHERE.
- E5. CONCRETE STEPS AS REQUIRED. VERIFY WITH GRADE.
- E6. CONCRETE PORCH CAP.
- E7. SLOPED BRICK WALL AND CAP.
- E8. 38" WALL AND CAP.
- E9. BRICK CAP.
- E10. COLUMN
- E11. COMPOSIT TRIM. SEE MATERIALS LEGEND.
- E12. PAINTED ALUMINUM OR STEEL (POWDER COATED) CANOPY.
- E13. ALUMINUM FASCIA, VENTED SOFFIT, GUTTERS, AND DOWNSPOUTS.
- E14. PRECAST ALUMINUM PARAPET CAP.
- E15. COMPOSIT WOOD TRELLIS SYSTEM - SEE STRUCTURAL.

GENERAL NOTES

- REFER TO GENERAL NOTE & DETAIL SHEETS FOR TYPICAL REQUIREMENTS & MATERIALS.
- GRADE CONDITIONS MAY VARY FROM SHOWN. BUILDER SHALL VERIFY & COORDINATE PER ACTUAL SITE CONDITIONS.
- FILL IN ROOF CAVITY WITH BLOWN IN FIBERFILL INSULATION - EQUAL TO OPTIMA.
- INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS & SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE SPECIFIC TO THIS PROJECT PROVIDED BY BUILDER.

MATERIALS LEGEND

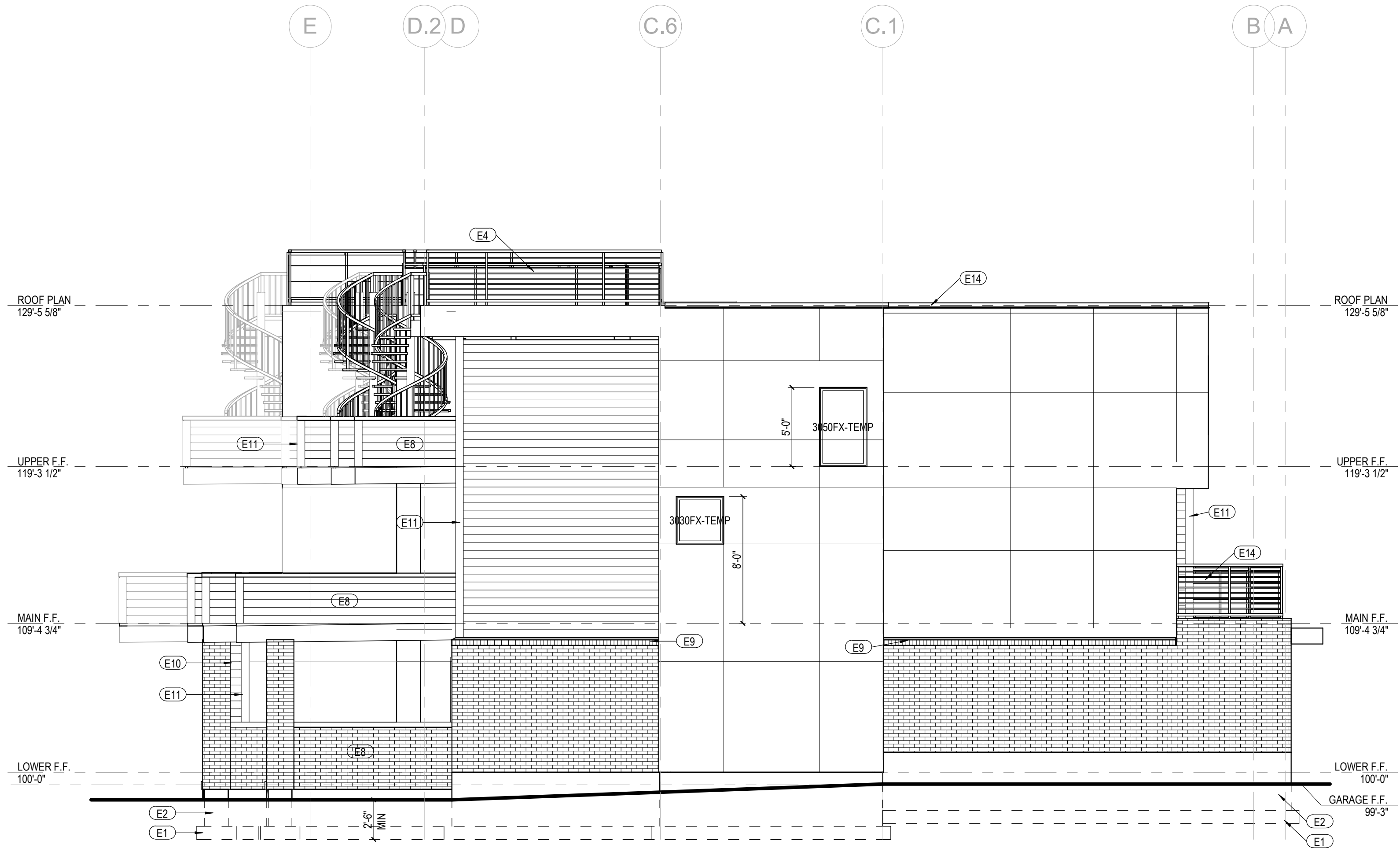
- BRICK - BLACK DIAMOND VELOUR, BELDEN, BEEHIVE BRICK
- SIDING 1 - OPTION 1 - ITALIAN ROSEWOOD 102607/102608, LONGBOARD
- SIDING 2 - CEMENT LAP SIDING, STAINED
- SIDING 1 - OPTION 3 - CLEAR VERTICAL GRAIN ENGINEERED CEDAR (CVG), STAINED
- SIDING 2 - FLAT PANELS W/ REVEALS, WHITE, HARDIE
- SIDING 3 - FLAT PANELS W/ REVEALS, SW 6074 SPALDING GRAY, HARDIE
- STUCCO - SW 6074 SPALDING GRAY, SHERWIN WILLIAMS
- COMPOSITE TRIM - 4" HARDI

REVISIONS		
#	Date	Description
1		Revision 1

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REAR ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

DOOR SCHEDULE GARAGE

Level	Description	WIDTH	HEIGHT	OPERATION	Count
GARAGE F.F.					
GARAGE F.F.	3080 TEMP	3'-0"	8'-0"	HINGE SNGL	5
GARAGE F.F.	5088 PAIR	5'-0"	6'-8"	PAIR HINGED	5
GARAGE F.F.	10070 OH	10'-0"	7'-0"	OVERHEAD	5

DOOR SCHEDULE LOWER LEVEL

Level	Description	WIDTH	HEIGHT	OPERATION	Count
LOWER F.F.					
LOWER F.F.	2668 FLUSH	2'-6"	6'-8"	HINGE SNGL	5
LOWER F.F.	3068 FLUSH	3'-0"	6'-8"	HINGE SNGL	10
LOWER F.F.	3070 TEMP	3'-0"	7'-0"	HINGE SNGL	5

DOOR SCHEDULE MAIN LEVEL

Level	Description	WIDTH	HEIGHT	OPERATION	Count
MAIN F.F.					
MAIN F.F.	2668 FLUSH	2'-6"	6'-8"	HINGE SNGL	5
MAIN F.F.	6080 SLIDER TEMP	6'-0"	8'-0"	SLIDING	5

DOOR SCHEDULE UPPER LEVEL

Level	Description	WIDTH	HEIGHT	OPERATION	Count
UPPER F.F.					
UPPER F.F.	2668 FLUSH	2'-6"	6'-8"	HINGE SNGL	15
UPPER F.F.	2668 POCKET	2'-6"	6'-8"	POCKET SNGL	5
UPPER F.F.	2868 FLUSH	2'-8"	6'-8"	HINGE SNGL	15
UPPER F.F.	4068 PAIR	4'-0"	6'-8"	PAIR HINGED	5
UPPER F.F.	4868 PAIR	4'-8"	6'-8"	PAIR HINGED	5
UPPER F.F.	5060 SL	5'-0"	6'-8"	SLIDE BYPASS	10
UPPER F.F.	6080 ATRIUM TEMP	6'-0"	8'-0"	PAIR HINGED	5

WINDOW SCHEDULE LOWER LEVEL

Level	MARK	WIDTH	HEIGHT	HEAD	OPERATION	QTY.
LOWER F.F.	2050FX	2'-0"	5'-0"	7'-0"	FIXED	5
LOWER F.F.	3050SH	3'-0"	5'-0"	7'-0"	SINGLE HUNG	5

WINDOW SCHEDULE MAIN LEVEL

Level	MARK	WIDTH	HEIGHT	HEAD	OPERATION	QTY.
MAIN F.F.	2020FX	2'-0"	2'-0"	8'-0"	FIXED	6
MAIN F.F.	2040SH	2'-0"	4'-0"	8'-0"	SINGLE HUNG	6
MAIN F.F.	3030FX-TEMP	3'-0"	3'-0"	8'-0"	FIXED	2
MAIN F.F.	3080FX	3'-0"	8'-0"	8'-0"	FIXED	5
MAIN F.F.	3640FX	3'-6"	4'-0"	8'-0"	FIXED	5

WINDOW SCHEDULE UPPER LEVEL

Level	MARK	WIDTH	HEIGHT	HEAD	OPERATION	QTY.
UPPER F.F.	2030FX	2'-0"	5'-0"	7'-0"	FIXED	10
UPPER F.F.	3050FX-TEMP	3'-0"	5'-0"	5'-0"	FIXED	2
UPPER F.F.	3650SH	3'-6"	5'-0"	7'-0"	SINGLE HUNG	10
UPPER F.F.	4020FX	4'-0"	2'-0"	7'-0"	FIXED	5

ELEVATION KEYNOTES (XX)

- E1. CONCRETE FOOTING.
- E2. CONCRETE FOUNDATION.
- E3. WINDOW WELL. PROVIDE LADDER @ BEDROOMS.
- E4. 36" HIGH GUARD RAIL. INTERIOR SECTIONS CANNOT POSSESS ANY OPENINGS LARGE ENOUGH TO PASS THROUGH A 4-INCH DIAMETER SPHERE.
- E5. CONCRETE STEPS AS REQUIRED. VERIFY WITH GRADE.
- E6. CONCRETE PORCH CAP.
- E7. SLOPED BRICK WALL AND CAP.
- E8. 38" WALL AND CAP.
- E9. BRICK CAP.
- E10. COLUMN
- E11. COMPOSIT TRIM. SEE MATERIALS LEGEND.
- E12. PAINTED ALUMINUM OR STEEL (POWDER COATED) CANOPY.
- E13. ALUMINUM FASCIA, VENTED SOFFIT, GUTTERS, AND DOWNSPOUTS.
- E14. PRECAST ALUMINUM PARAPET CAP.
- E15. COMPOSIT WOOD TRELLIS SYSTEM - SEE STRUCTURAL

GENERAL NOTES

- REFER TO GENERAL NOTE & DETAIL SHEETS FOR TYPICAL REQUIREMENTS & MATERIALS
- GRADE CONDITIONS MAY VARY FROM SHOWN. BUILDER SHALL VERIFY & COORDINATE PER ACTUAL SITE CONDITIONS
- FILL IN ROOF CAVITY WITH BLOWN IN FIBERFILL INSULATION - EQUAL TO OPTIMA.
- INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS & SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE SPECIFIC TO THIS PROJECT PROVIDED BY BUILDER

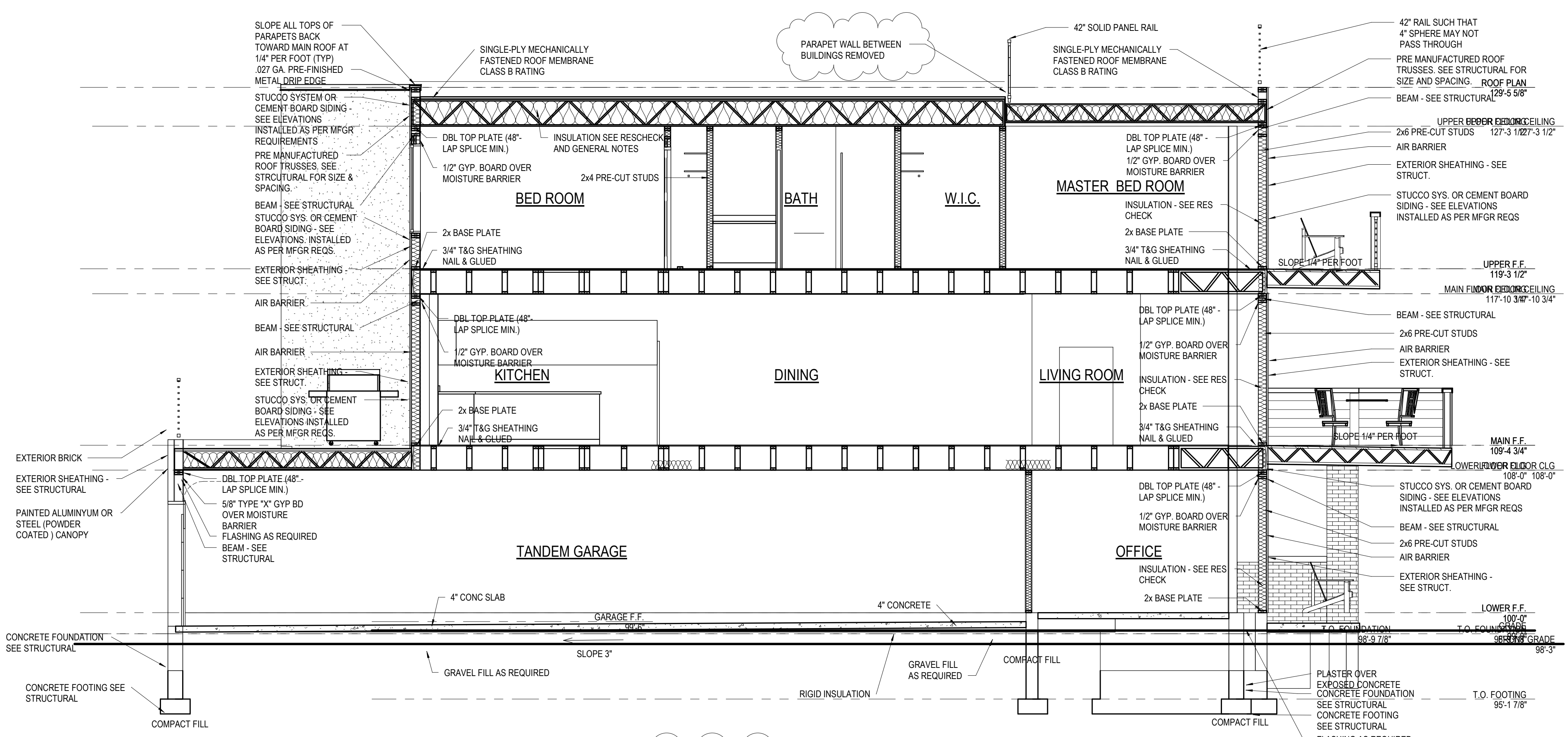
MATERIALS LEGEND

- BRICK - BLACK DIAMOND VELOUR, BELDEN, BEEHIVE BRICK
- SIDING 1 - OPTION 1 - ITALIAN ROSEWOOD 102807/102808, LONGBOARD
- SIDING 1 - OPTION 2 - CEMENT LAP SIDING, STAINED
- SIDING 1 - OPTION 3 - CLEAR VERTICAL GRAIN ENGINEERED CEDAR (CVG), STAINED
- SIDING 2 - FLAT PANELS W/ REVEALS, WHITE, HARDIE
- SIDING 3 - FLAT PANELS W/ REVEALS, SW 6074 SPALDING GRAY, HARDIE
- STUCCO - SW 6074 SPALDING GRAY, SHERWIN WILLIAMS
- COMPOSITE TRIM - 4" HARDI

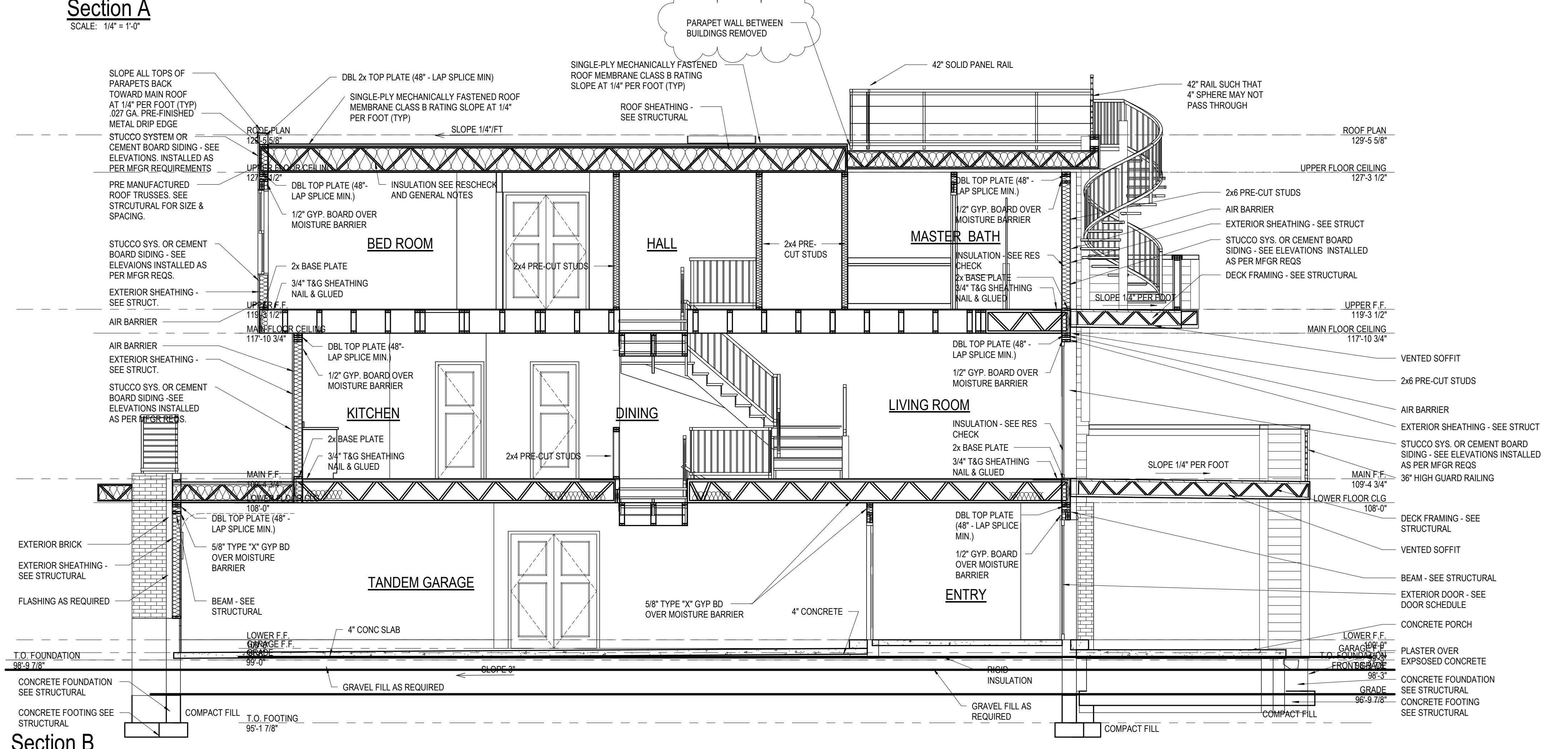
REVISIONS

#	Date	Description

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Section A
SCALE: 1/4" = 1'-0"

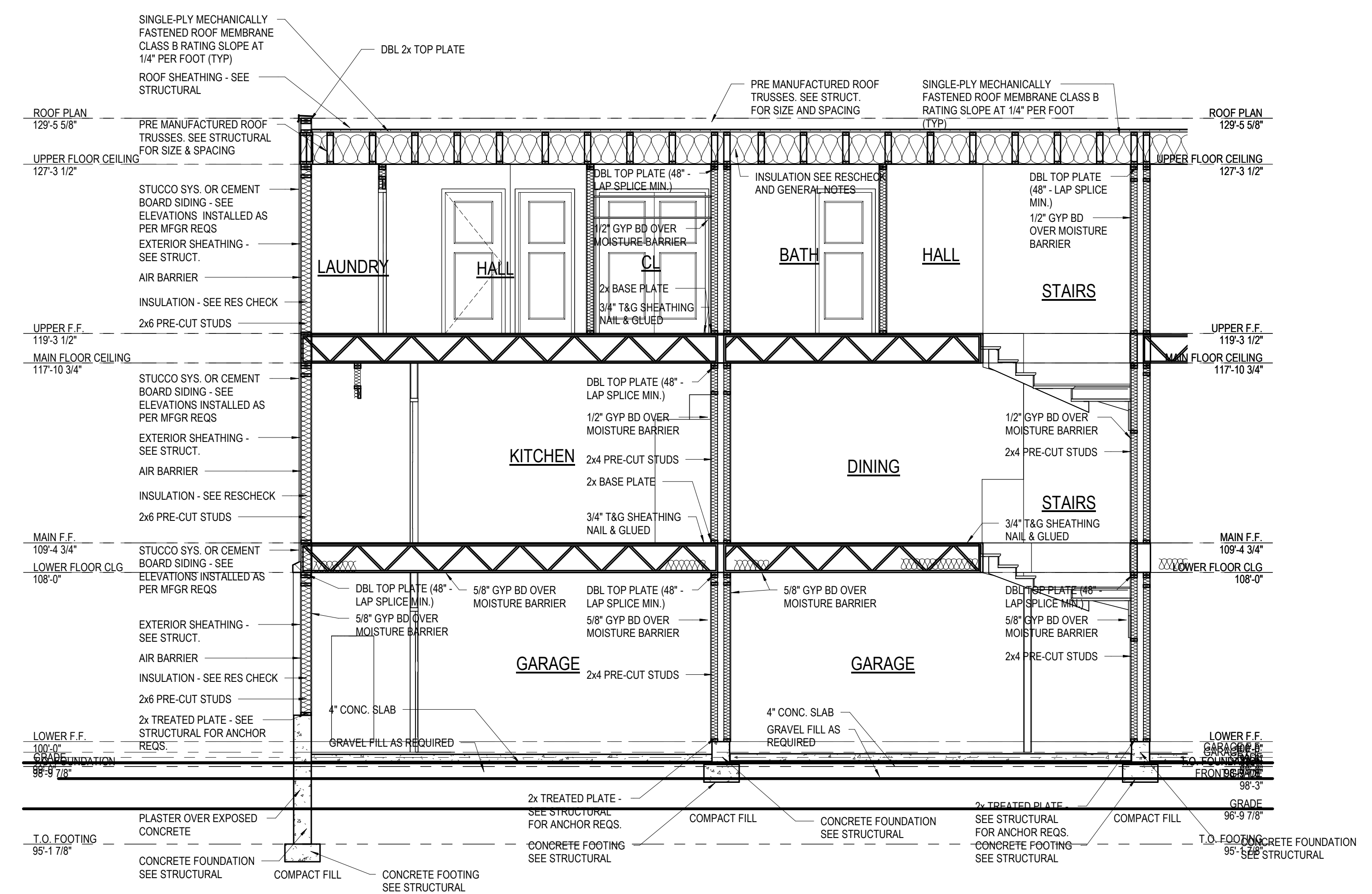


Section B
SCALE: 1/4" = 1'-0"

- GENERAL NOTES**
- INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS & SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE SPECIFIC TO THIS PROJECT PROVIDED BY BUILDER
 - PROVIDE / MAINTAIN 30" MINIMUM FROST DEPTH CLEARANCE FROM TOP TO GRADE TO BOTTOM OF FOOTING - SEE STRUCTURAL FOR EXACT HEIGHTS OF FOUNDATION WALLS
 - WATER PROOFING MEMBRANE TO EXTEND 12" MIN. UP WALLS
 - GENERAL CONTRACTOR TO COORDINATE ALL FOOTING HEIGHTS WITH CIVIL AND STRUCTURAL AND WITH FINAL GRADES ON SITE.
 - GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO ADJUST FLOOR AND ROOF FRAMING MEMBERS TO ALLOW FOR PLUMBING FIXTURE TRAPS, ROOF HATCHES, ETC.
 - ALL SUB-CONTRACTORS TO VERIFY EXACT FLOOR TO FLOOR HEIGHTS AND FINISH CEILING HEIGHTS WITH OWNER PRIOR TO CONSTRUCTION AND INSTALLATION.
 - FILL IN ROOF CAVITY WITH BLOWN-IN FIBERFILL INSULATION - EQUAL TO OPTIMA.

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.

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Section C
SCALE: 1/4" = 1'-0"

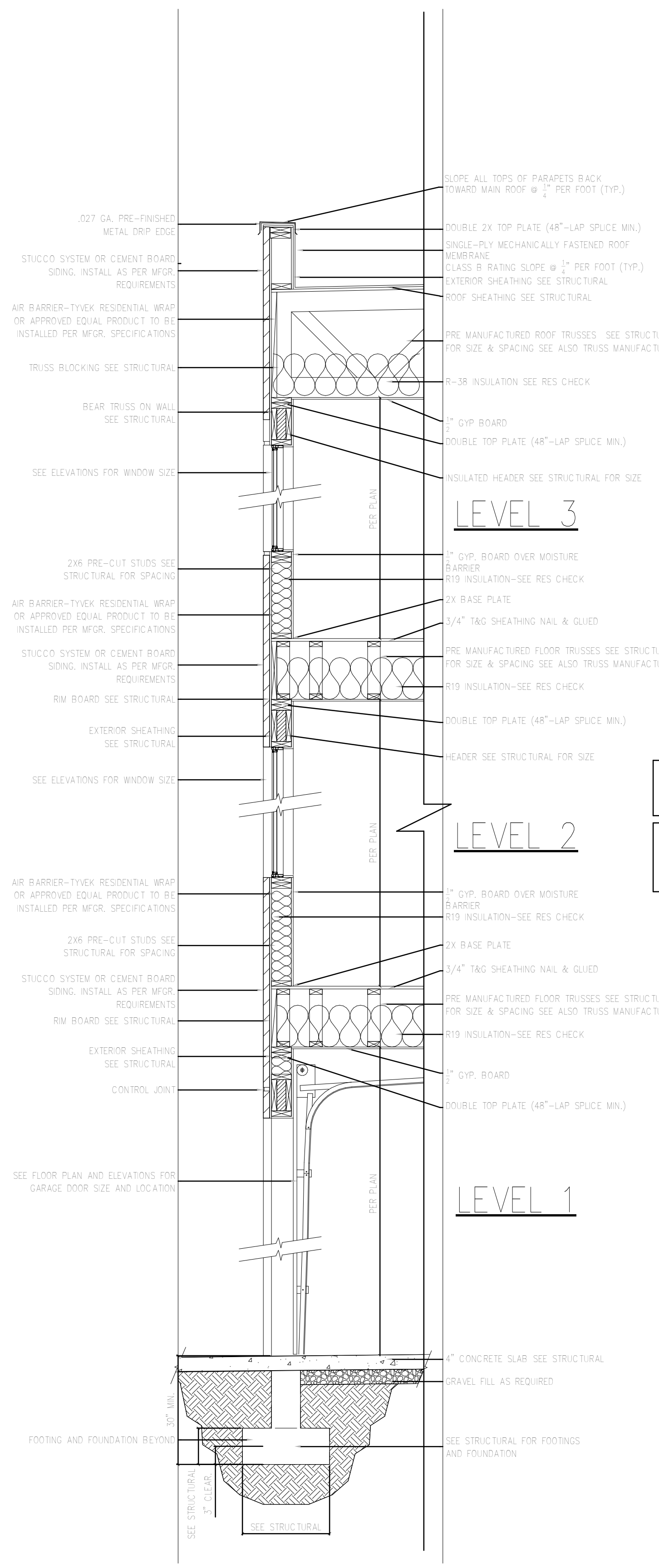
GENERAL NOTES

- INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS & SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE SPECIFIC TO THIS PROJECT PROVIDED BY BUILDER.
- PROVIDE / MAINTAIN 30" MINIMUM FROST DEPTH CLEARANCE FROM TOP FO GRADE TO BOTTOM OF FOOTING - SEE STRUCTURAL FOR EXACT HEIGHTS OF FOUNDATION WALLS.
- WATER PROOFING MEMBRANE TO EXTEND 12" MIN. UP WALLS.
- GENERAL CONTRACTOR TO COORDINATE ALL FOOTING HEIGHTS WITH CIVIL AND STRUCTURAL AND WITH FINAL GRADES ON SITE.
- GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO ADJUST FLOOR AND ROOF FRAMING MEMBERS TO ALLOW FOR PLUMBING FIXTURE TRAPS, ROOF HATCHES, ETC...
- ALL SUB-CONTRACTORS TO VERIFY EXACT FLOOR TO FLOOR HEIGHTS AND FINISH CEILING HEIGHTS WITH OWNER PRIOR TO CONSTRUCTION AND INSTALLATION.
- FILL IN ROOF CAVITY WITH BLOWN-IN FIBERFILL INSULATION - EQUAL TO OPTIMA.

Section General Notes
SCALE: 1/4" = 1'-0"

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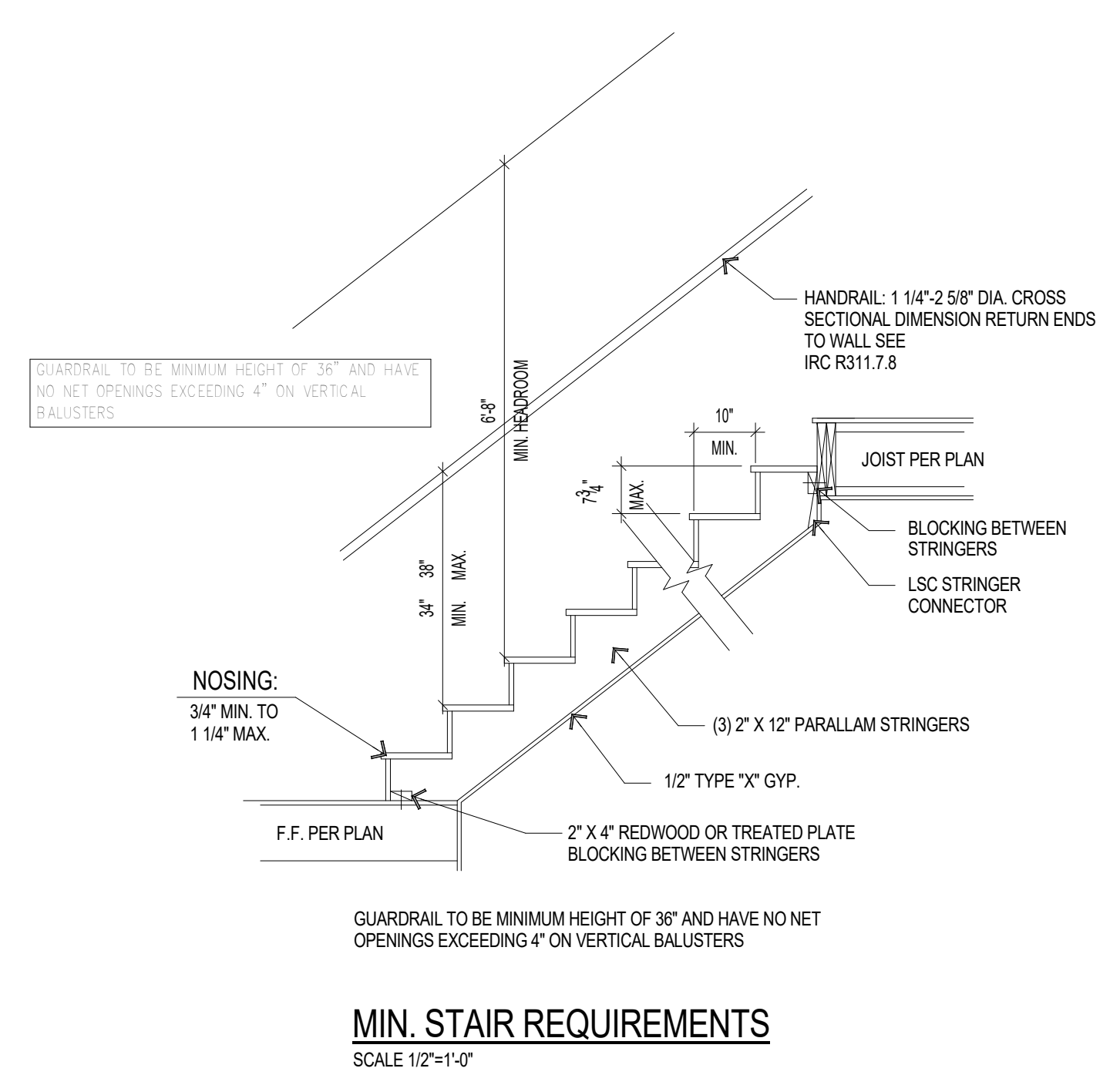
TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

TYP WALL SECTION FLAT ROOF
SCALE: 1/2" = 1'-0"

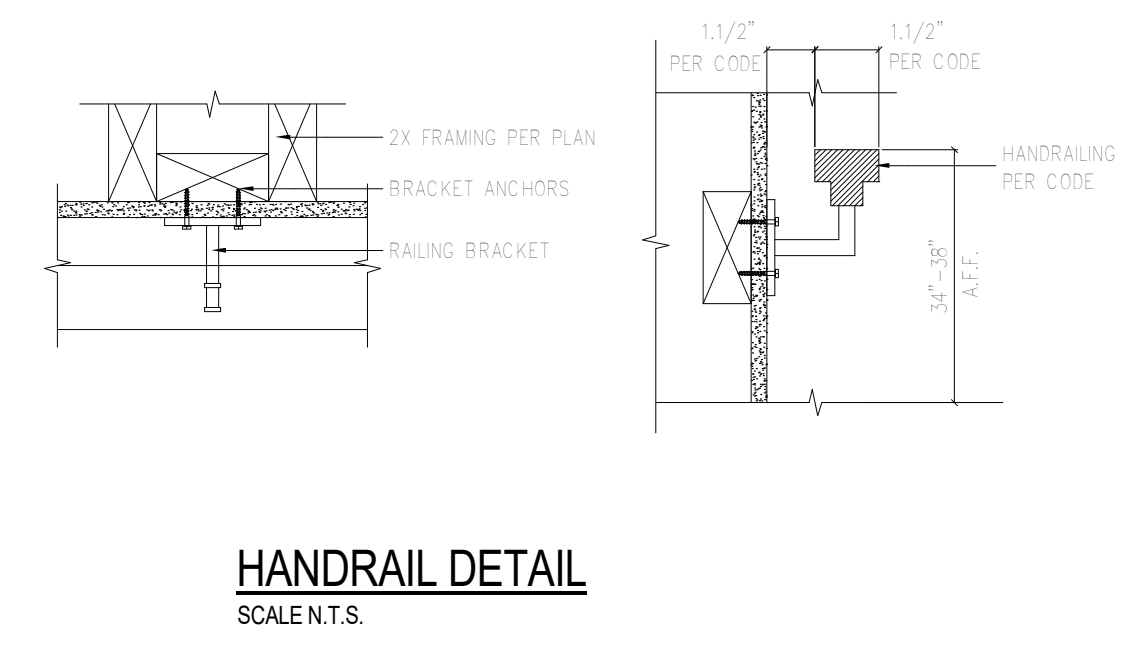
NOTE:
VERIFY ALL INSULATION VALUES WITH THE CONTRACTOR AND THE RES-CHECK FOR THE PROJECT.

NOTE:
EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDES.

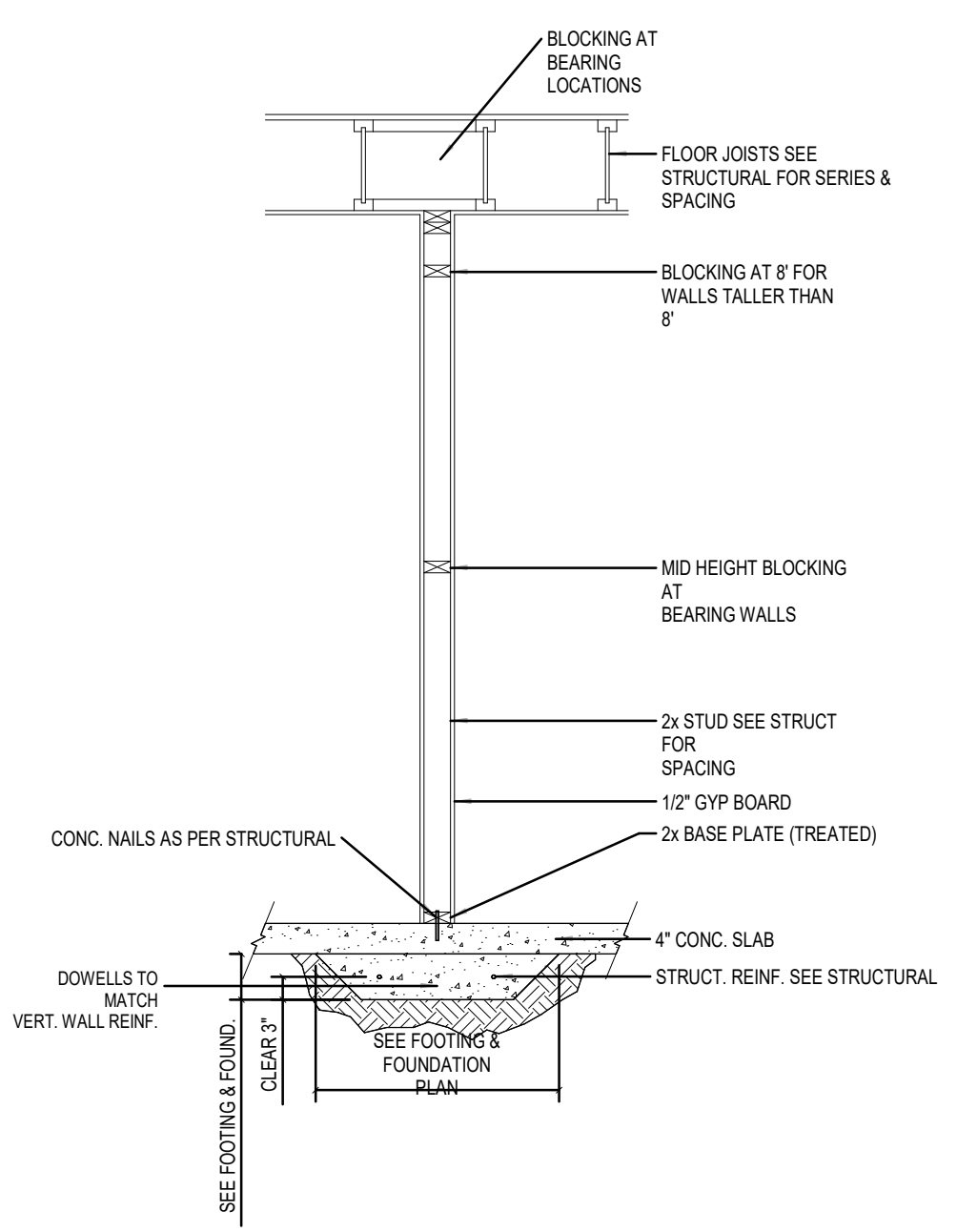
SECTION - STAIRS
SCALE: 1/2" = 1'-0"



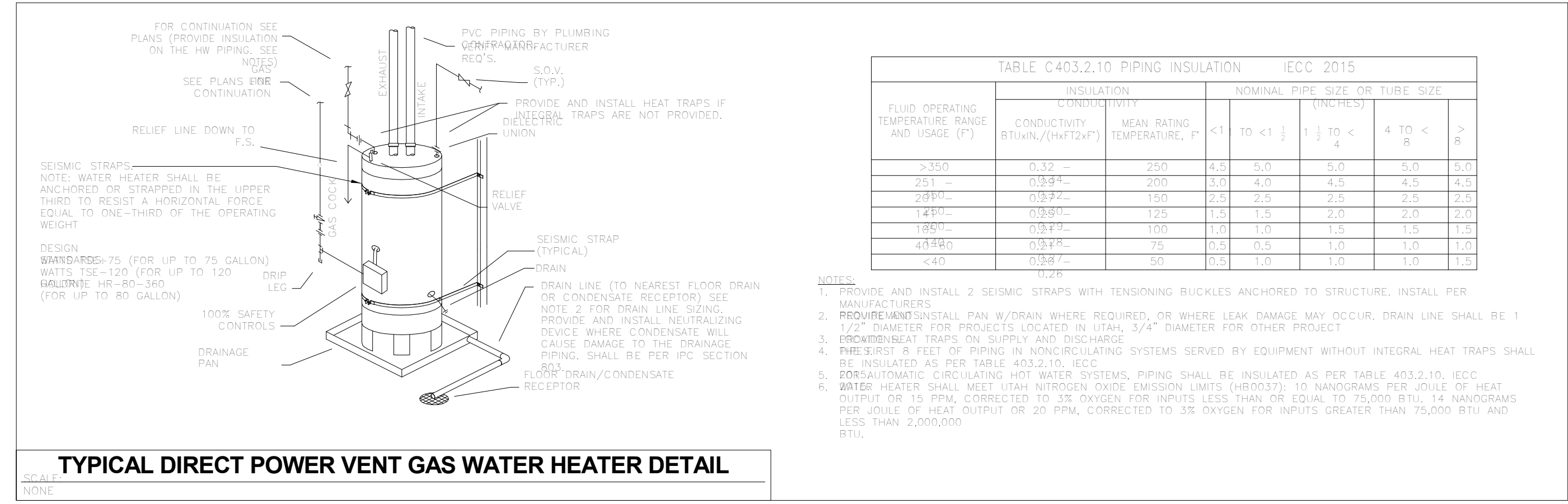
MIN. STAIR REQUIREMENTS
SCALE: 1/2" = 1'-0"



HANDRAIL DETAIL
SCALE N.T.S.



BEARING WALL DETAIL
SCALE: 1/2" = 1'-0"



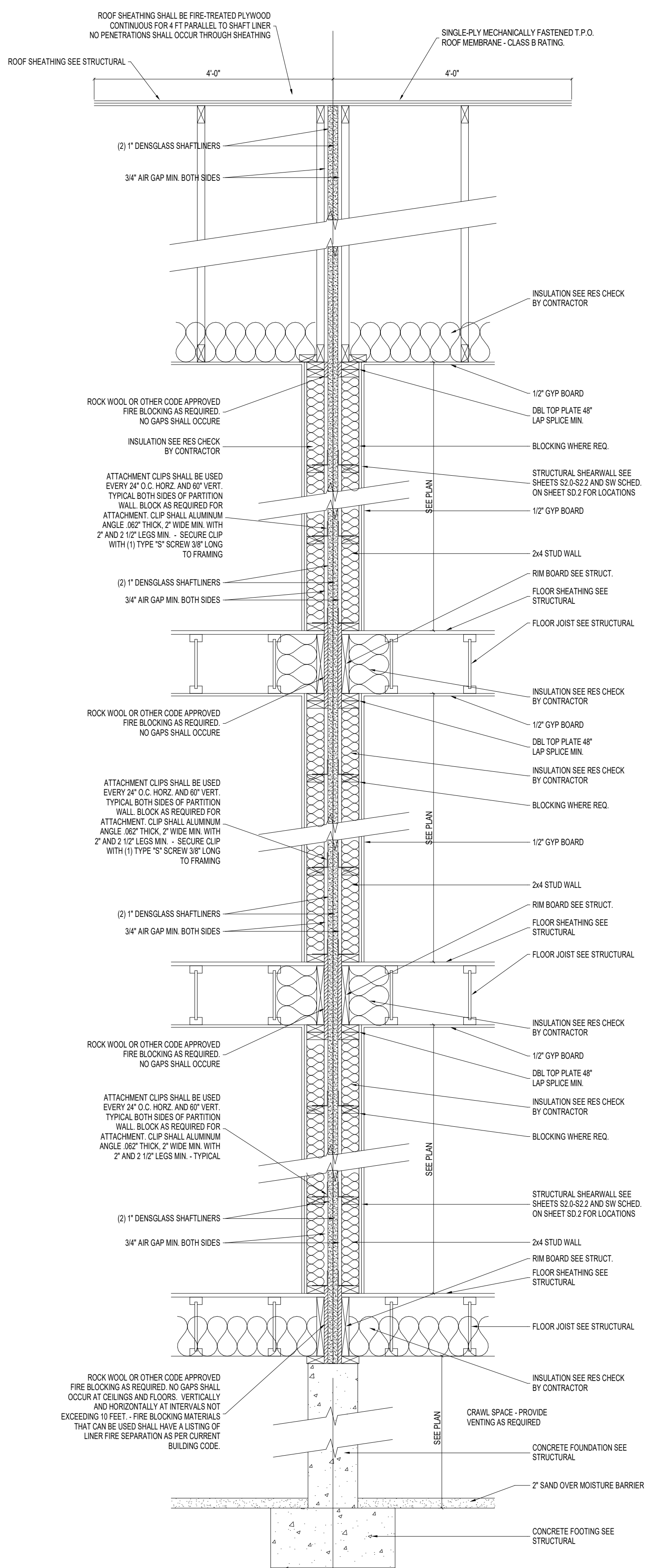
TYPICAL DIRECT POWER VENT GAS WATER HEATER DETAIL
SCALE: NONE

WATER HEATER DETAIL-DIRECT POWER VENT-GAS-TYP
SCALE: 3/32" = 1'-0"

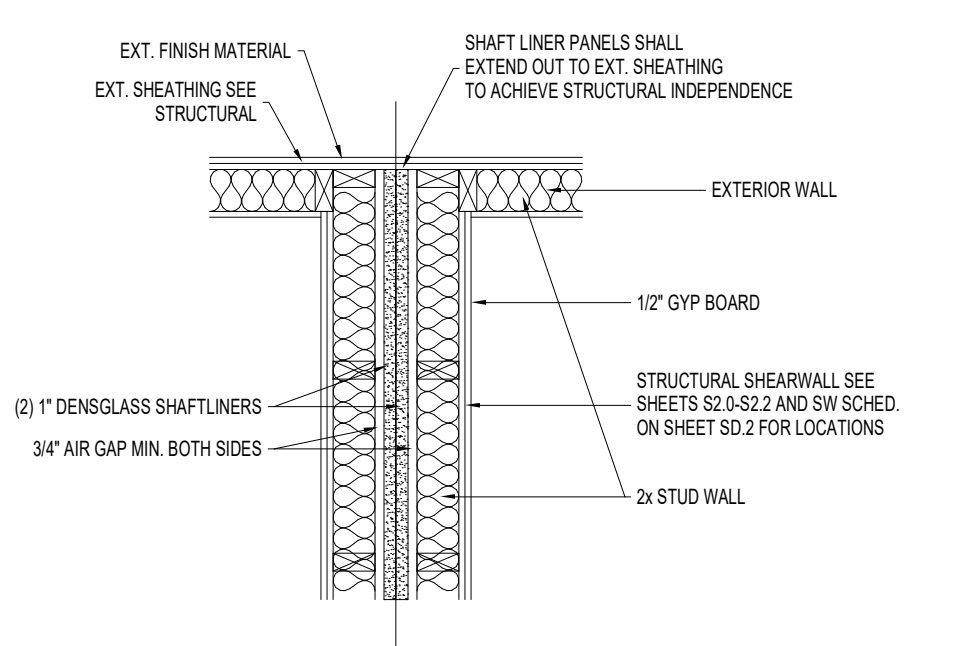
TABLE C403.2.10 PIPING INSULATION IECC 2015

FLUID OPERATING TEMPERATURE RANGE AND USAGE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE SIZE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY BTU-IN/(H·FT ² ·°F)	MEAN RATING TEMPERATURE, °F	<1	1 to <1 1/4	1 1/2 to <2	2 to <4	>4
>350	0.02	250	4.5	5.0	5.0	5.0	5.0
251	0.024	200	3.0	4.0	4.5	4.5	4.5
201	0.027	150	2.5	2.5	2.5	2.5	2.5
148	0.035	125	1.5	1.5	2.0	2.0	2.0
108	0.047	100	1.0	1.0	1.5	1.5	1.5
48-98	0.074	75	0.5	0.5	1.0	1.0	1.0
<40	0.087	50	0.5	1.0	1.0	1.0	1.5

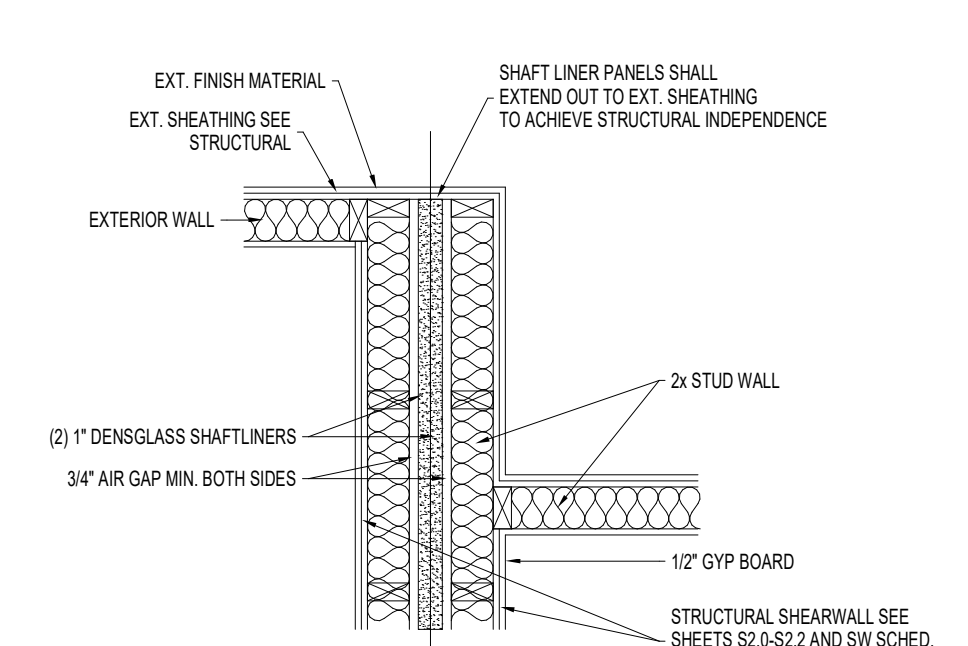
- NOTES:
- PROVIDE AND INSTALL 2 SEISMIC STRAPS WITH TENSIONING BUCKLES ANCHORED TO STRUCTURE. INSTALL PER MANUFACTURER'S REQUIREMENTS.
 - REQUIREMENT/INSTALL PAN W/DRAIN WHERE REQUIRED, OR WHERE LEAK DAMAGE MAY OCCUR. DRAIN LINE SHALL BE 1 1/2" DIAMETER FOR PROJECTS LOCATED IN UTAH, 3/4" DIAMETER FOR OTHER PROJECT.
 - PROVIDE HEAT TRAPS ON SUPPLY AND DISCHARGE.
 - REQUIRE 8 FEET OF PIPING IN NON-CIRCULATING SYSTEMS SERVED BY EQUIPMENT WITHOUT INTEGRAL HEAT TRAPS SHALL BE INSULATED AS PER TABLE C403.2.10, IECC.
 - FOR AUTOMATIC CIRCULATING HOT WATER SYSTEMS, PIPING SHALL BE INSULATED AS PER TABLE C403.2.10, IECC.
 - WATER HEATER SHALL MEET UTAH NITROGEN OXIDE EMISSION LIMITS (H80037): 10 NANOGRAMS PER JOULE OF HEAT OUTPUT OR 15 PPM CORRECTED TO 3% OXYGEN FOR INPUTS LESS THAN OR EQUAL TO 75,000 BTU, 14 NANOGRAMS PER JOULE OF HEAT OUTPUT OR 20 PPM CORRECTED TO 3% OXYGEN FOR INPUTS GREATER THAN 75,000 BTU AND LESS THAN 2,000,000 BTU.



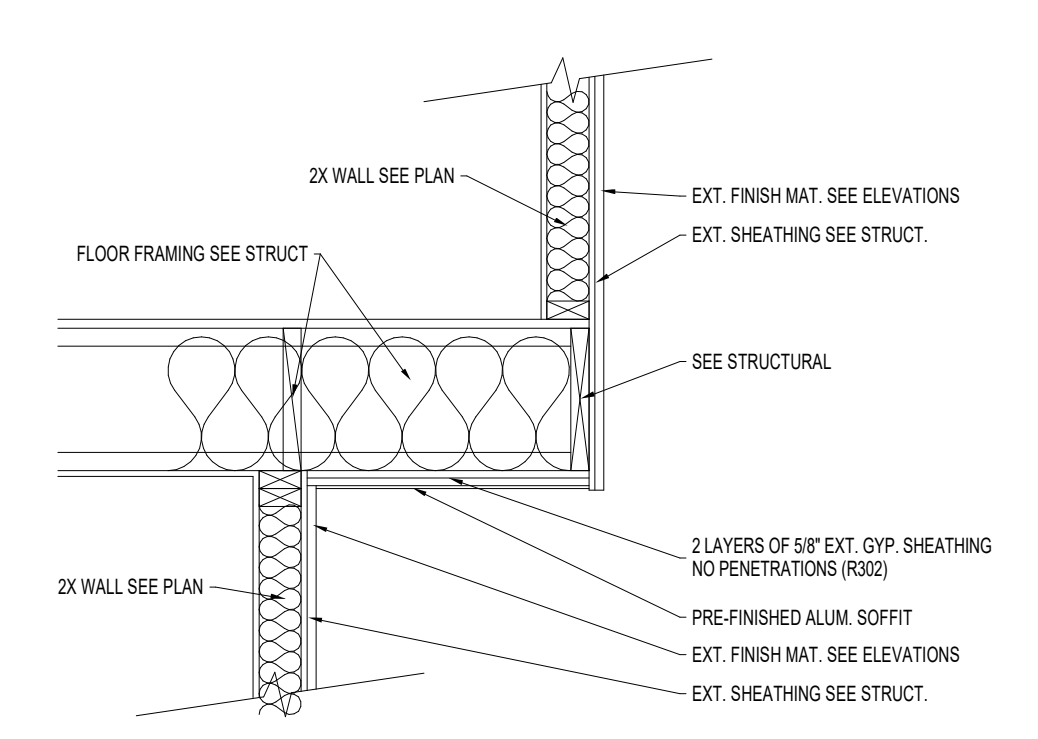
A **DETAIL**
3/4"=1'-0"
SECTION - SEPERATION WALL
SCALE: 3/4" = 1'-0"
ASTM E119 / UL263



C **SHAFT LINER DETAIL AT EXTERIOR WALL**
3/4"=1'-0"



D **SHAFT LINER DETAIL AT EXTERIOR WALL**
3/4"=1'-0"



E **OVERHANG DETAIL**
3/4"=1'-0"

AREA SEPARATION WALLS		PROPRIETARY†	
GA FILE NO. ASW 1003		2 HOUR FIRE	60 to 64 STC SOUND
GYPSUM WALLBOARD, STEEL H STUDS			
Two layers 1" x 24" proprietary type X gypsum panels installed between floor and ceiling runners with steel stud between adjacent panels of gypsum panels.			
A 3/4" minimum air space must be maintained between steel components and adjacent framing (as indicated by dashed lines in sketch).			
Sound tested with 2 x 4 stud wall faced with 1/2" regular gypsum wallboard each side of assembly and 3 1/2" glass fiber in stud space on both sides. (NLR)			
PROPRIETARY GYPSUM BOARD		1" ProRocou Shaftliner	
CertainTeed Gypsum, Inc.		Thickness: 3 1/2"	Refer to manufacturer
		Limiting Height: 8'-0"	UL R3701, 98AK4312
		Aggregate Weight: 6.5-10L	UL Design L266
		Sound Test: RAL TL05-176, 12-6-00	
†Contact the manufacturer for more detailed information on proprietary products.			

NOTE: NO PENETRATION OF ANY ELEC. MECH. OR PLUMBING IS ALLOWED THROUGH THE SHAFT LINER PARTY WALL / AREA SEPARATION FIREWALL INCLUDING THE ATTIC SPACE. - TO COMPLY WITH THE REQUIREMENTS OF THE FIRE RESISTANCE DESIGN MANUAL

NOTE: ALL SHEAR WALL SHEATHING AT THE SEPARATION WALL LOCATION SHALL NOT BE INSTALLED UNTIL THE SHAFT LINER AND REQUIRED CLIPS ON BOTH SIDES HAVE BEEN INSTALLED, INSPECTED AND APPROVED.

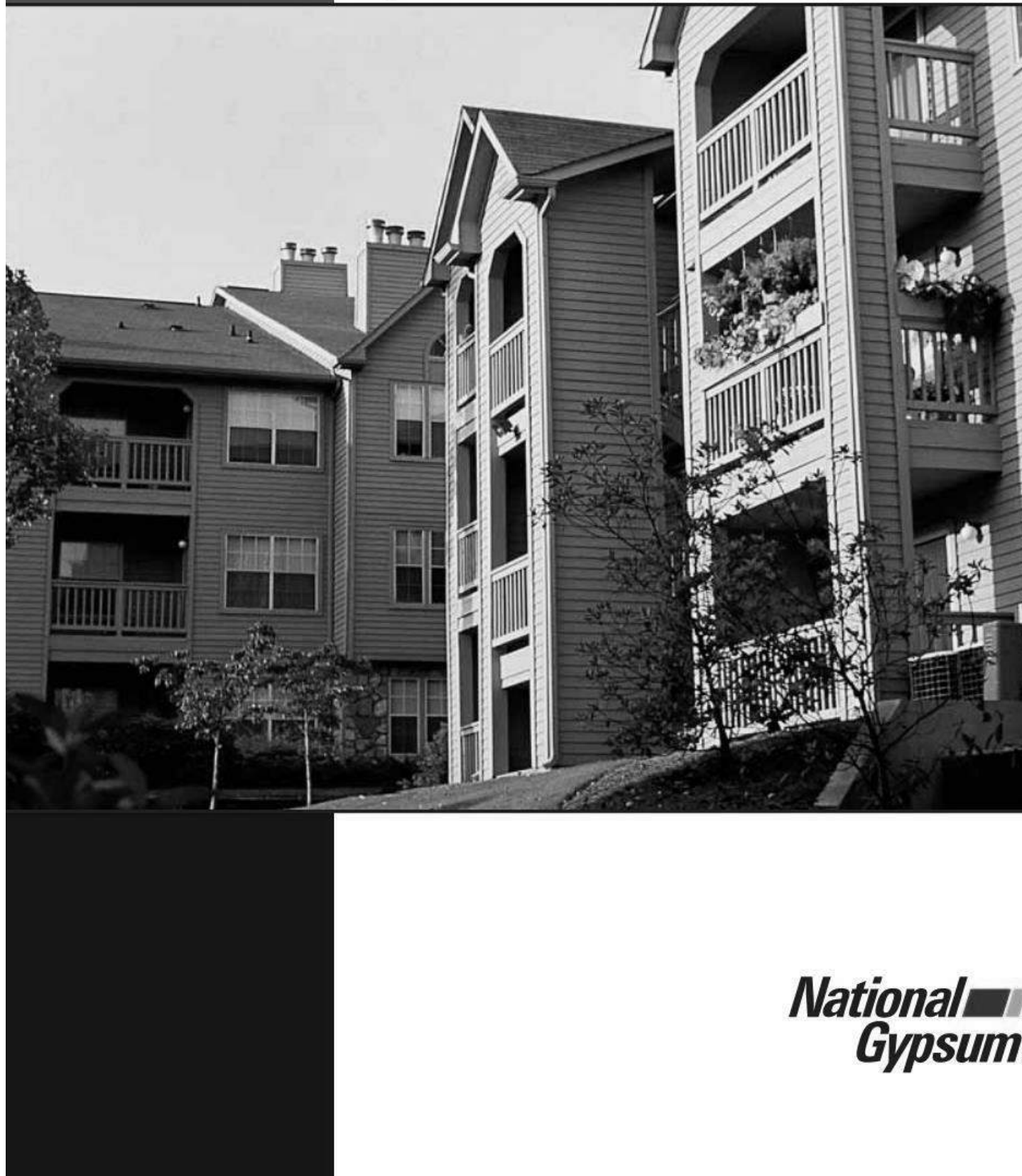
SEE SHEET A3.3 FOR CONSTRUCTION DETAILS AND CLARIFICATIONS OF SHAFT LINER.

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12TH EDITION

09 21 16.33/NGC

H-Stud Area Separation Wall System



National Gypsum

09 21 16.33

H-STUD AREA SEPARATION WALL SYSTEM



The fire-protection of gypsum-based Area Separation Walls is demonstrated in dramatic fashion by the results of this actual townhouse fire in which the two-hour fire-rated assembly performed as expected in protecting adjacent properties. Break-away feature allowed collapse of fire-side structural framing without pulling down the entire wall.

DESCRIPTION

SOLID TYPE AREA SEPARATION WALL

The H-Stud Area Separation Wall consists of 2" light-gauge steel H-Studs which secure two layers of 1" Fire-Shield Shaftliner or 1" Fire-Shield Shaftliner XP board between adjacent studs. Shaftliner board is faced with green moisture-resistant paper and Shaftliner XP board is faced with purple moisture/mold/mildew-resistant paper on both sides for protection against weather during installation. Shaftliner panels have a beveled edge configuration allowing for simple installation into the H-Studs.

The H-Studs are secured at the foundation floor by the flanges of H-Stud Track. The same track is used back-to-back at intermediate floors to provide a splicing means so that the system can be erected one floor at a time. H-Stud Track is also used at the roof line or at the parapet and at wall ends. For a fire-rated assembly without the need for battens, a minimum 3/4" air space shall be maintained between the H-Stud assembly and

any adjacent framing members. When a 3/4" air space cannot be maintained, the H-Stud and H-Stud Tracks are covered by screw-attached 6" wide battens fabricated from 1/2" Fire-Shield C Gypsum Board or 1/2" Fire-Shield C Gypsum Board boards can be fastened to the H-Stud and joints* covered with tape and joint compound to provide a finished wall. Mineral wool or glass fiber can be installed in adjacent cavity shaftwalls to provide higher STC ratings.

Steel H-Stud framing members are attached on each side to adjacent framing with breakaway, heat softenable aluminum ASW Clips.

*Refer to UL Design U347. NOTE: ICC-ES Inc. Legacy Report 90-26.01 requires a 1" minimum air space.

TECHNICAL DATA

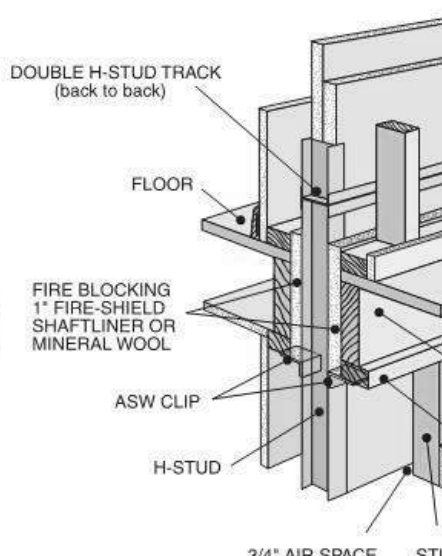
1. Area Separation Walls are non-load-bearing walls. They should not be used where exposed to constant dampness and/or water.

2. The Area Separation Wall System may be built up to a maximum of 66' high.

3. Insulation in the Area Separation Wall must be protected from wetting and therefore shall not be installed until building is closed-in.

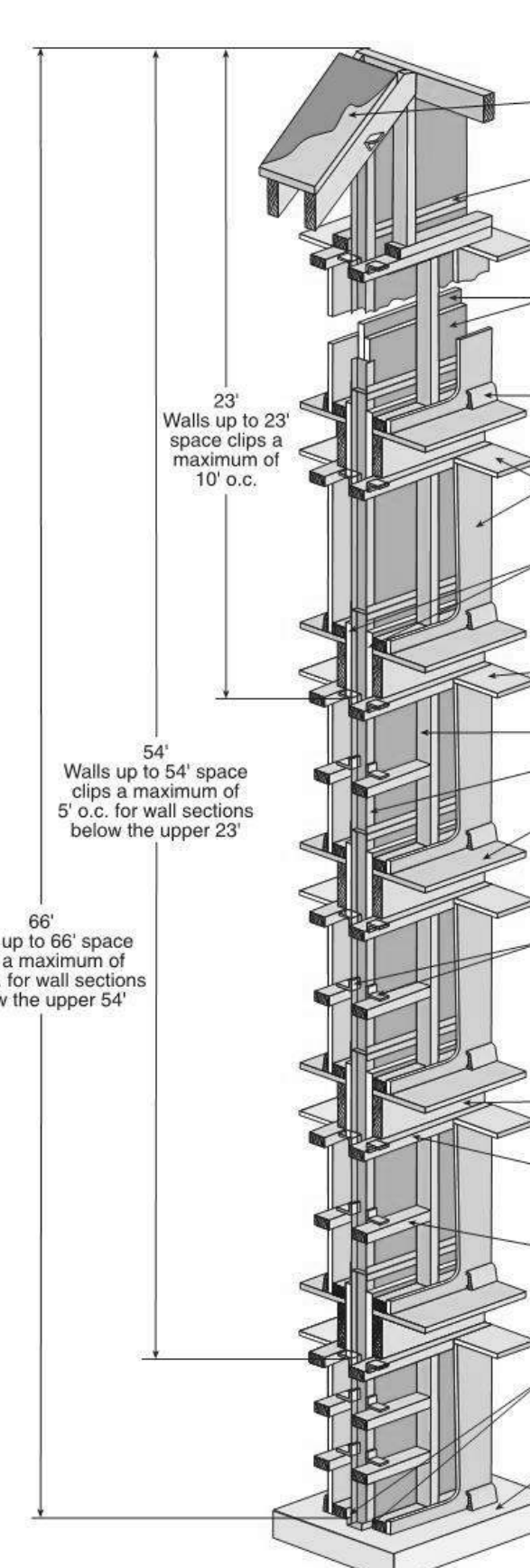
4. XP Gypsum Board or Gypsum Sheathing shall be used on faces of steel framing of Area Separation Walls which project beyond roof or side walls.

TYPICAL FLOOR/CEILING JUNCTURE



TYPICAL FLOOR/CEILING JUNCTURE

AREA SEPARATION WALL LIMITING HEIGHTS



AREA SEPARATION WALL CLIP

The framing attachment ASW Clips are made from 0.050" aluminum alloy that softens at about 1000°F. They are formed in the shape of an angle and are available 2" wide with legs either 1" x 2", 1" x 2.5" or 2" x 2.5". Clips are attached to vertical steel H-Stud framing using one 3/8" Type 5 pan head screw and to adjacent framing with one 1 1/4" Type V screw.

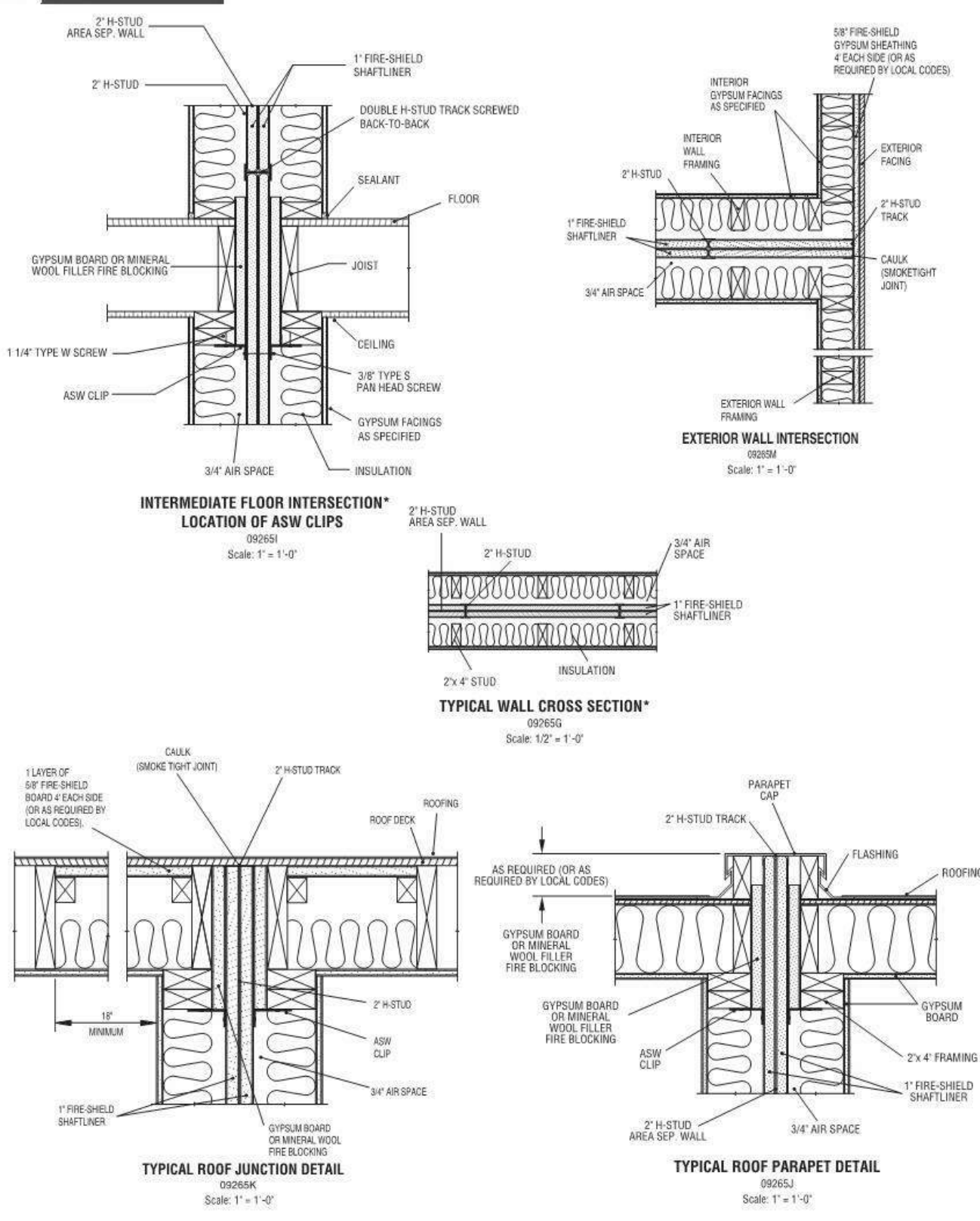
.050 ASW CLIP

.083" THICK AVAILABLE ON SPECIAL ORDER

H-STUD

H-STUD AREA SEPARATION WALL SYSTEM

DETAILS



*When a 3/4" air space cannot be maintained between the H-Stud assembly and adjacent framing members, 1/2" Fire-Shield C Gypsum battens are required to cover H-Studs and H-Stud Track.

742 H-STUD AREA SEPARATION WALL SYSTEM

RECOMMENDATION

Order H-Studs and 1" Fire-Shield Shaftliner according to the following outline:

Basement wall section

length equal to distance from foundation floor to approximately 3" above floor line of first floor.

Intermediate floor

length equal to distance between floor lines.

Topmost floor

length to extend to top of parapet wall or to roof intersection, depending on detail.

BASEMENT WALL INSTALLATION

- 1. Beginning at foundation floor, attach 2" H-Stud Track to concrete with power-driven fasteners spaced 24" o.c. Apply acoustical sealant along edges of track at floor line.
- 2. Install H-Stud Track on foundation walls where Area Separation Wall intersects, if applicable. Fasten with power-driven fasteners 24" o.c. Caulk edges as with floor track.
- 3. At intersection of foundation or exterior wall and Area Separation Wall begin erecting by inserting first layer of 1" Shaftliner into floor and wall track. Insert second layer back-to-back with first and seal into floor and wall track. Shaftliner and studs may

be set into position from the basement floor or fed down through the space provided in the wood framing from the floor above.

4. Making sure that both pieces of Shaftliner are seated all the way into the floor and wall tracks and that their edges are flush, insert an H-Stud into the floor track and engage the H-Stud legs over the long edges of the Shaftliner boards. Seat the H-Stud fully so the board edges contact the stud web.

5. Continue in this manner, erecting two thicknesses of Shaftliner, and installing the legs of the H-Stud over the Shaftliner edges until wall is completed. Again, make sure all studs and boards are tightly pushed together. Floor track may be secured to the H-Studs with 3/8" Type 5 pan head screws to assist with installation.

6. If the Area Separation Wall terminates at a foundation wall, the previous H-Stud's legs and the legs of the wall track.

7. If the Area Separation Wall terminates at or past a framed wall, insert the last boards conventionally and cap the end of the Area Separation Wall with

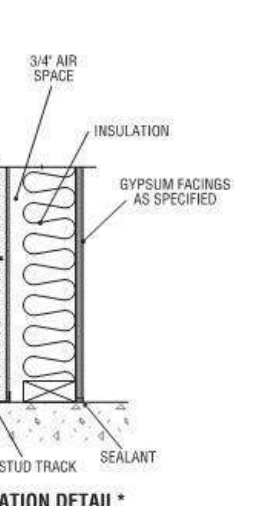
2" H-Stud Track. Fasten H-Stud track flanges at all corners on both sides with 3/8" Type 5 pan head screws.

8. The top edge of the erected wall is then capped off by placing 2" H-Stud Track over studs and boards. Track may be screw fastened to H-Studs with 3/8" Type 5 pan head screws to assist with installation.

9. Attach studs to adjacent wood framing with ASW Clips. Secure the clips to the studs with one 3/8" Type 5 Pan Head Screw through the short leg of the clip. The ASW Clips may be attached directly to the steel studs or through the gypsum board batten face into the studs.

10. A minimum 3/4" air space shall be maintained between the H-Stud assembly and any adjacent framing members. When a 3/4" air space cannot be maintained, gypsum board battens are installed over H-Studs and H-Stud Track on both sides of the wall. 2" wide battens are installed over H-Stud Track at foundation and roof. 6" battens are screw-attached to H-Studs with 1" Type 5 screws spaced 12" o.c. screwed into alternate legs of H-Stud. Battens are cut from sheets of 1/2" Fire-Shield C Gypsum Board.

09 21 16.33/NGC



PROTRUDING EXTERIOR WALL*

Scale: 1/2" = 1'-0"

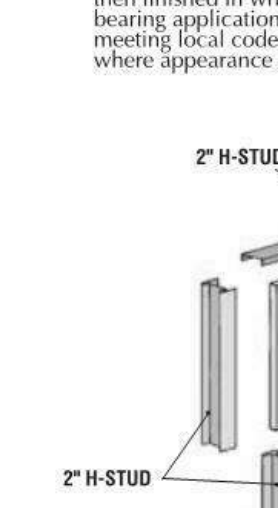


TYPICAL FOUNDATION DETAIL*

Scale: 1/2" = 1'-0"

INTERIOR FACINGS

1. 2" H-Stud Area Separation Wall can be finished in a variety of ways depending on wall installation. For load-bearing applications, wood stud walls meeting required codes must be erected flanking the Area Separation Wall. Stud walls are then finished in whatever method is specified. For nonload-bearing applications, finished wall may be of any type meeting local codes including exposed Shaftliner and battens where appearance is not critical.



INTERIOR FACINGS

BASIC COMPONENTS OF 2" H-STUD AREA SEPARATION WALL (ASW CLIPS NOT SHOWN)

* Battens not required when minimum 3/4" air space is maintained between H-stud wall and adjacent wood framing.

SPECIFICATIONS

SECTION 09 21 16.33 AREA SEPARATION WALL

THE FOLLOWING PARAGRAPHS ARE FOR INSERTION INTO SECTIONS OF GENERAL SPECIFICATIONS OR GENERAL/PROPRIETARY SPECIFICATIONS COVERING GYPSUM BOARD PRODUCTS FOR AREA SEPARATION WALLS. THE NATIONAL GYPSUM COMPANY PRODUCT NAME FOLLOWS THE GENERIC DESCRIPTION IN PARENTHESES.

PART 1 GENERAL

1.02 REFERENCES

- A. American Society for Testing and Materials (ASTM): 1. C 1396, Specification for Gypsum Board.

PART 2 PRODUCTS

2.02 MATERIALS

- A. Gypsum Board:

1. Fire-Resistant Gypsum Shaftliner Board: A gypsum core shaftliner board with additives to enhance fire resistance of the core and surfaced with water repellent paper on front, back, and long edges and complying with ASTM C 1396, Type X (Gold Bond brand) Fire-Shield Shaftliner.

a. Thickness: 1"

b. Width: 2"

c. Length: 7' through 14'

d. Edges: Beveled

2. Fire-Resistant Mold-Resistant Gypsum Board: A gypsum core wall board with additives to enhance fire resistance of the core and surfaced with paper on front, back, and long edges and complying with ASTM C 1396, Type X (Gold Bond brand) Fire-Shield C Gypsum Board.

a. Thickness: 1/2"

b. Width: 4"

c. Length: 8', 10' or 12'

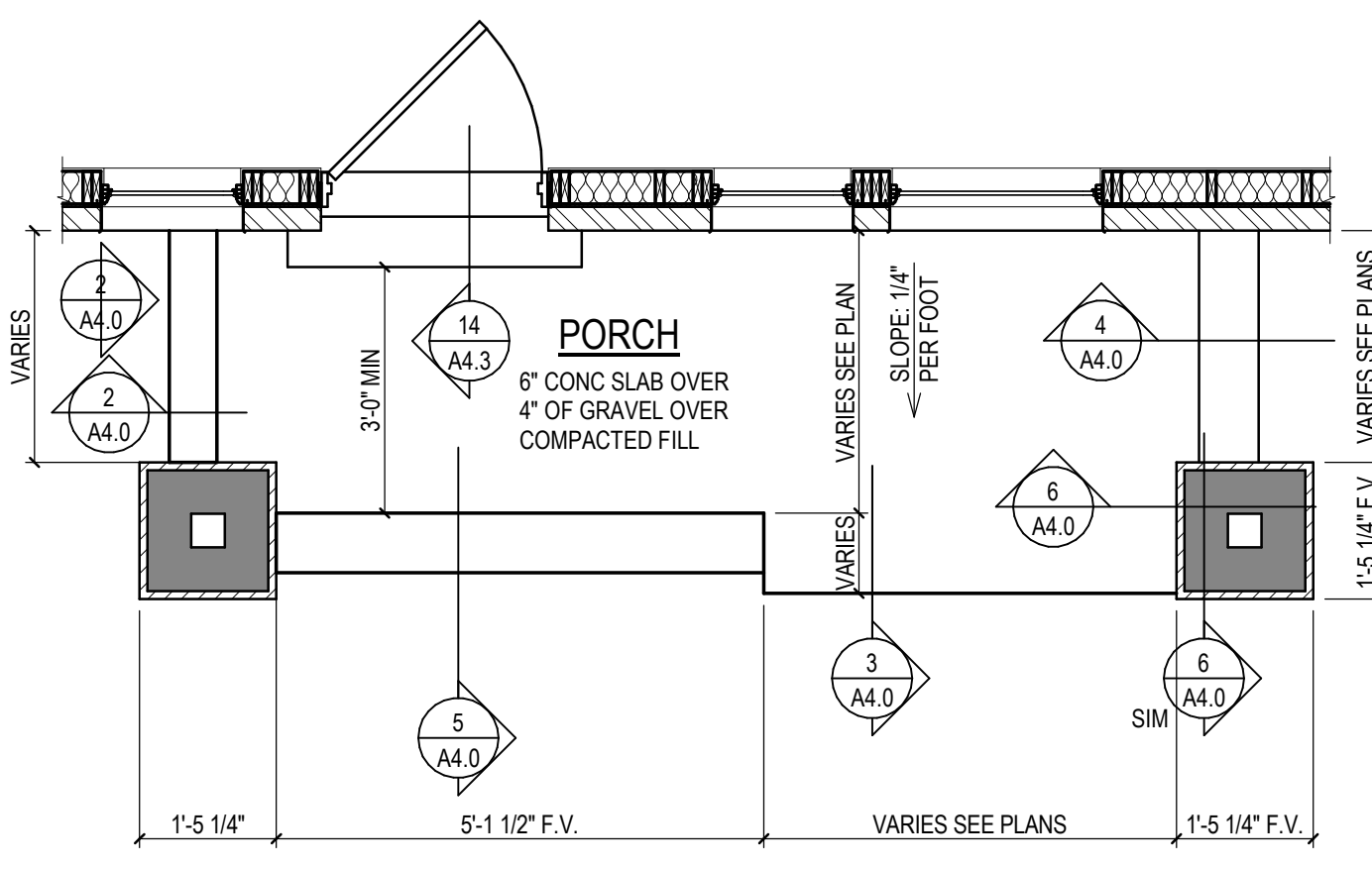
d. Edges: Square or Tapered

e. Mold and Mildew Resistance: Panel score of 10, when tested in accordance with ASTM D 3273

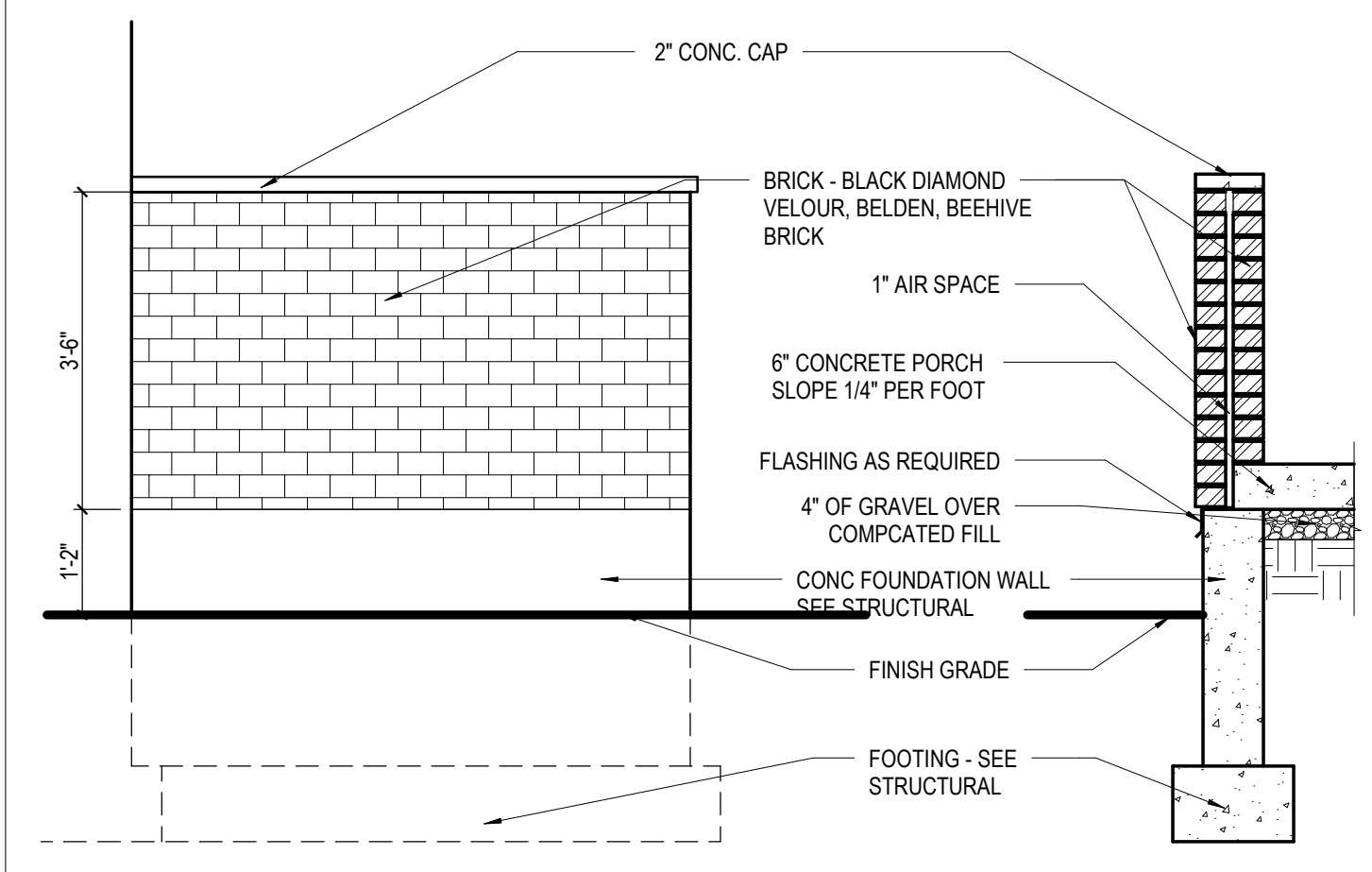
EXECUTION

3.01 INSTALLATION

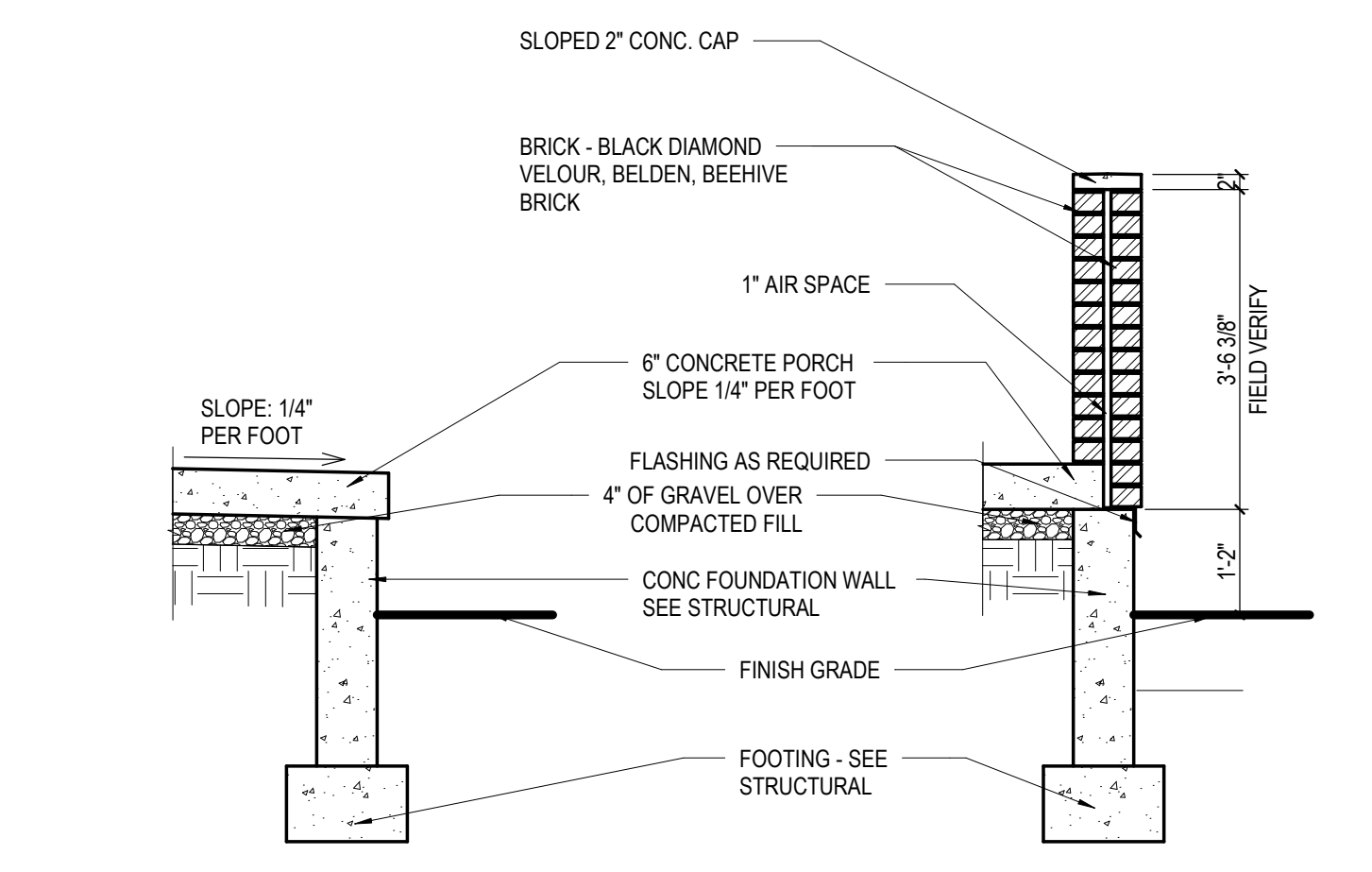
A. General: In accordance with the manufacturer's recommendations, National Gypsum Company "Gypsum Construction Guide."



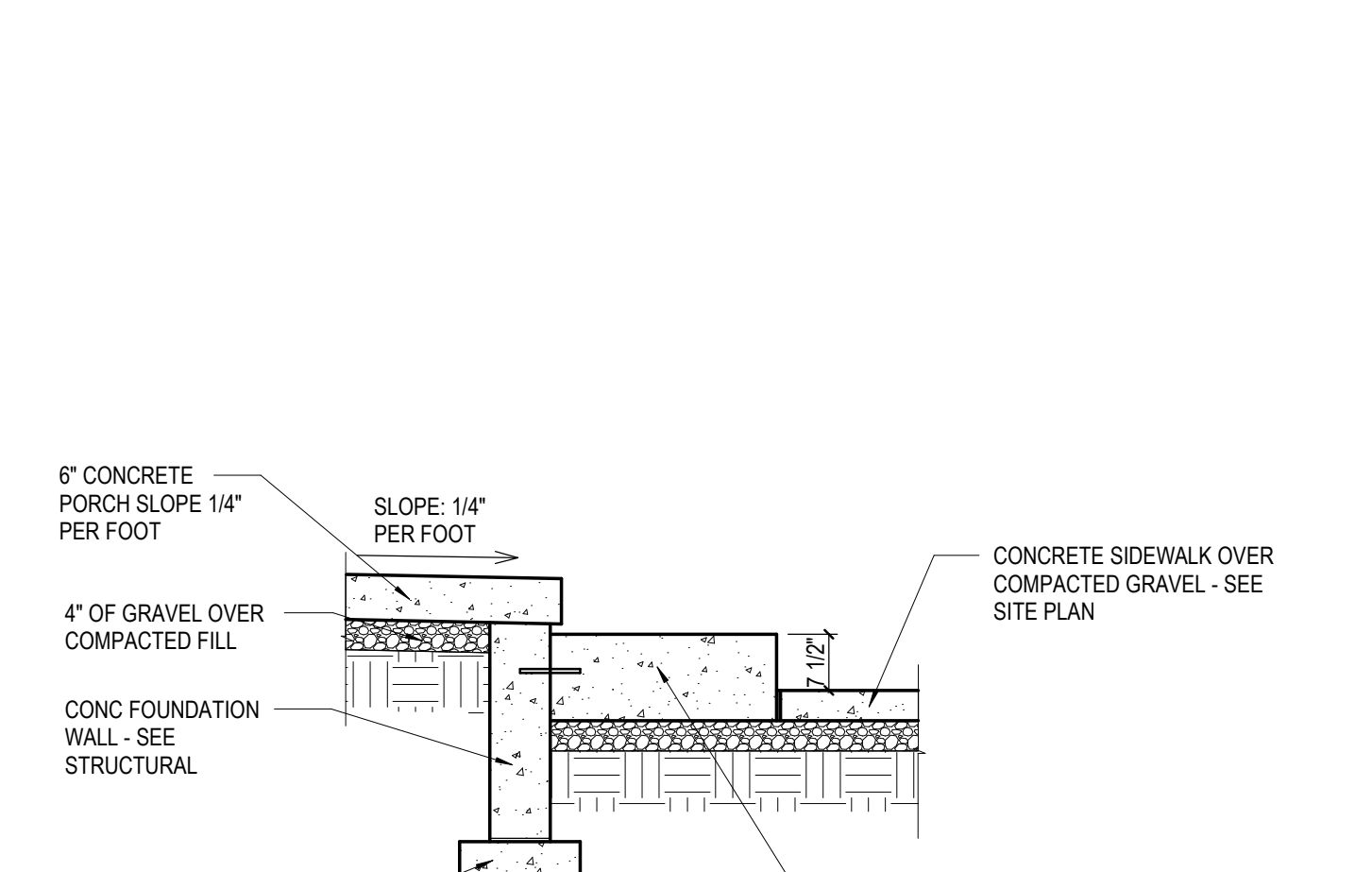
1 PORCH FLOOR PLAN
SCALE: 3/8" = 1'-0"



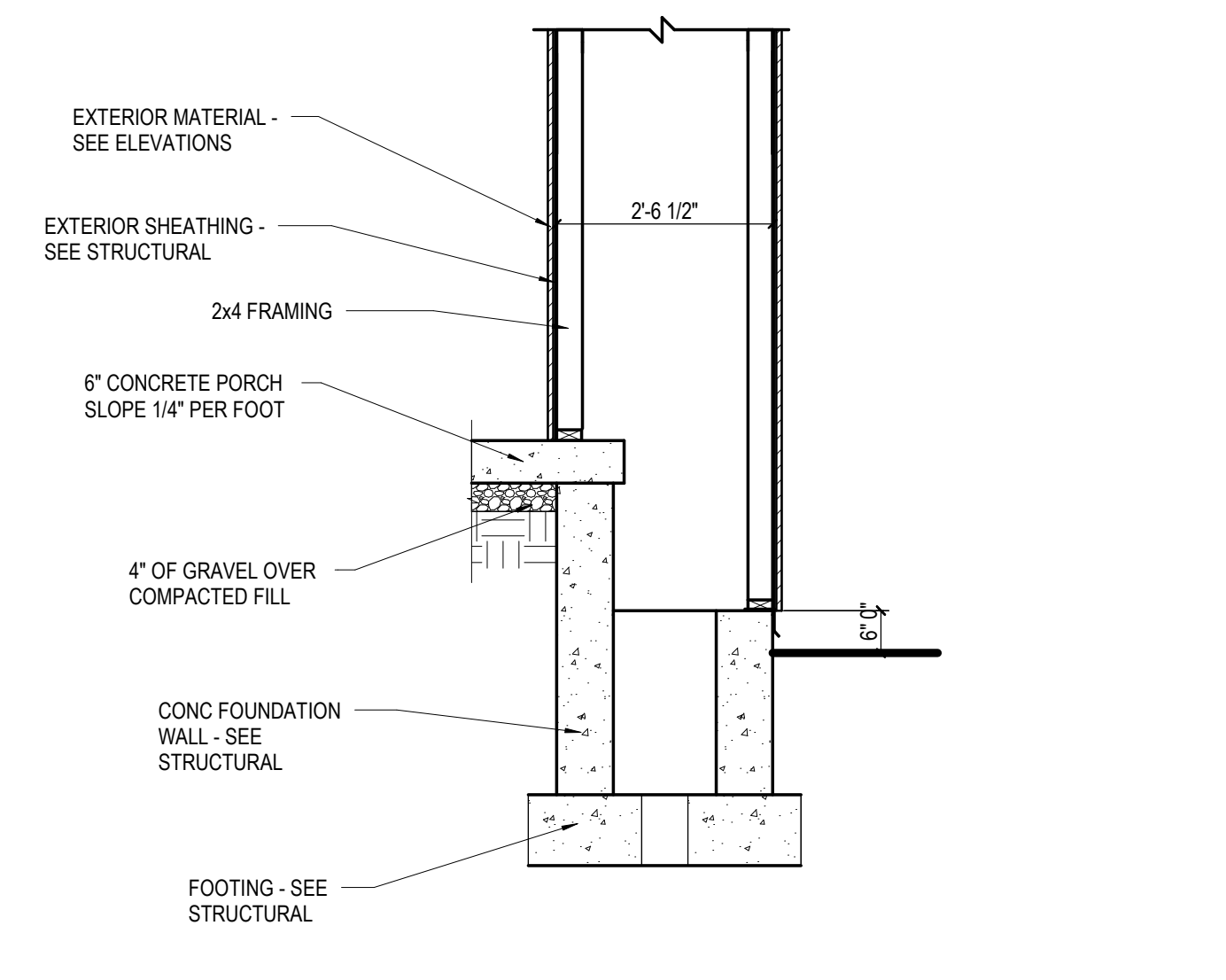
2 BRICK WALL DETAILS
SCALE: 1/2" = 1'-0"



3 PORCH SECTION
SCALE: 1/2" = 1'-0"

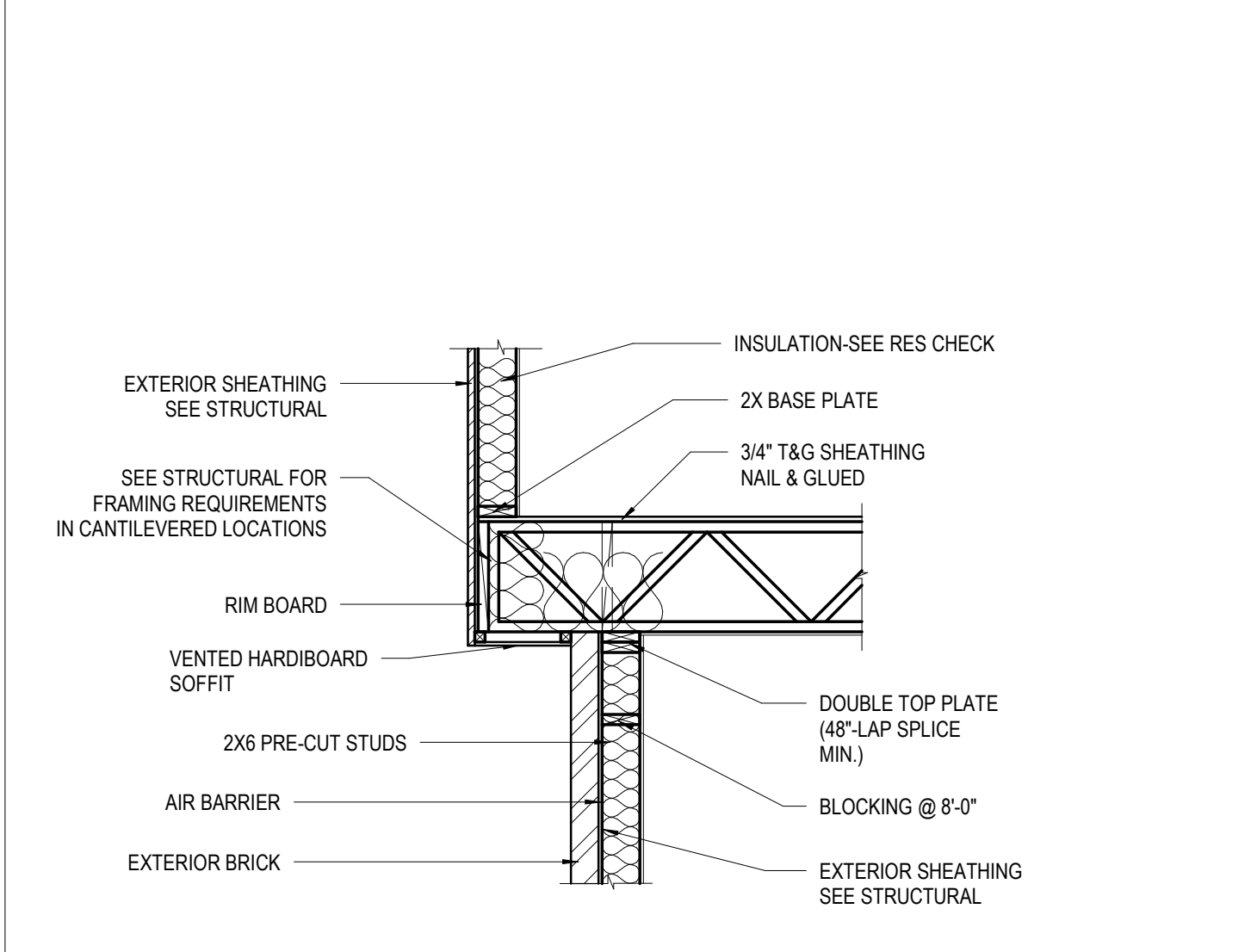


4 BRICK WALL SECTION
SCALE: 1/2" = 1'-0"

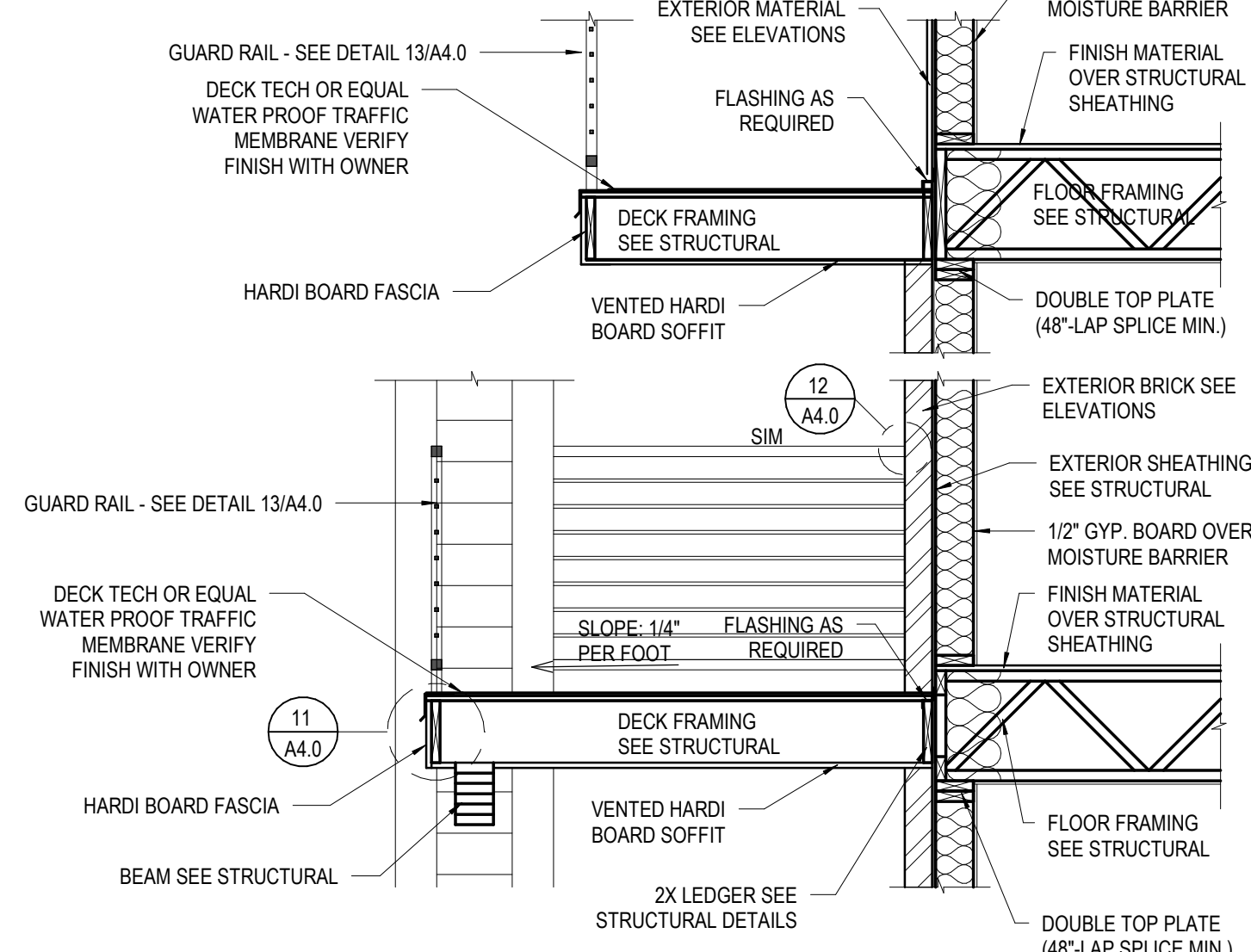


5 PORCH STAIRS SECTION
SCALE: 1/2" = 1'-0"

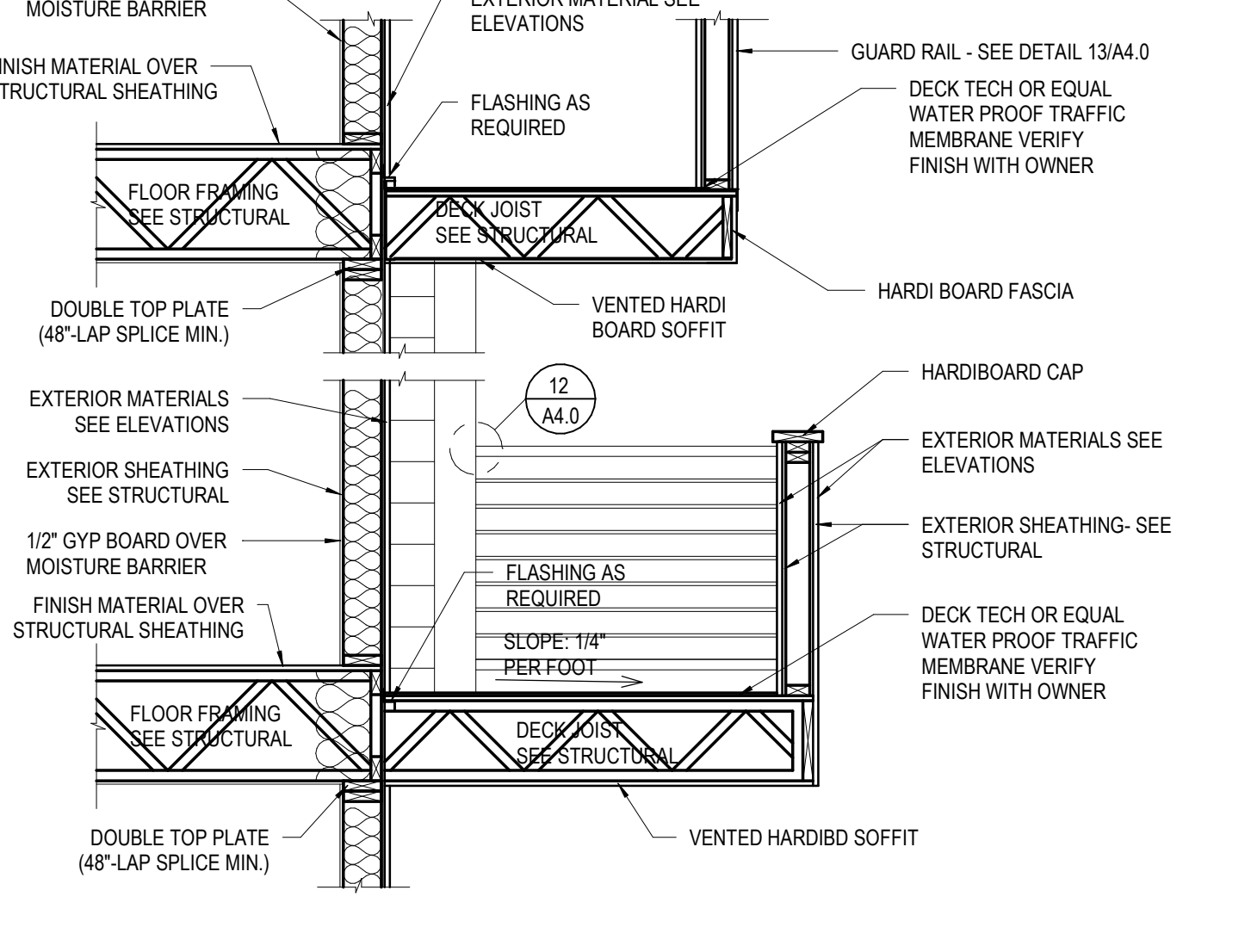
6 COLUMN SECTION
SCALE: 1/2" = 1'-0"



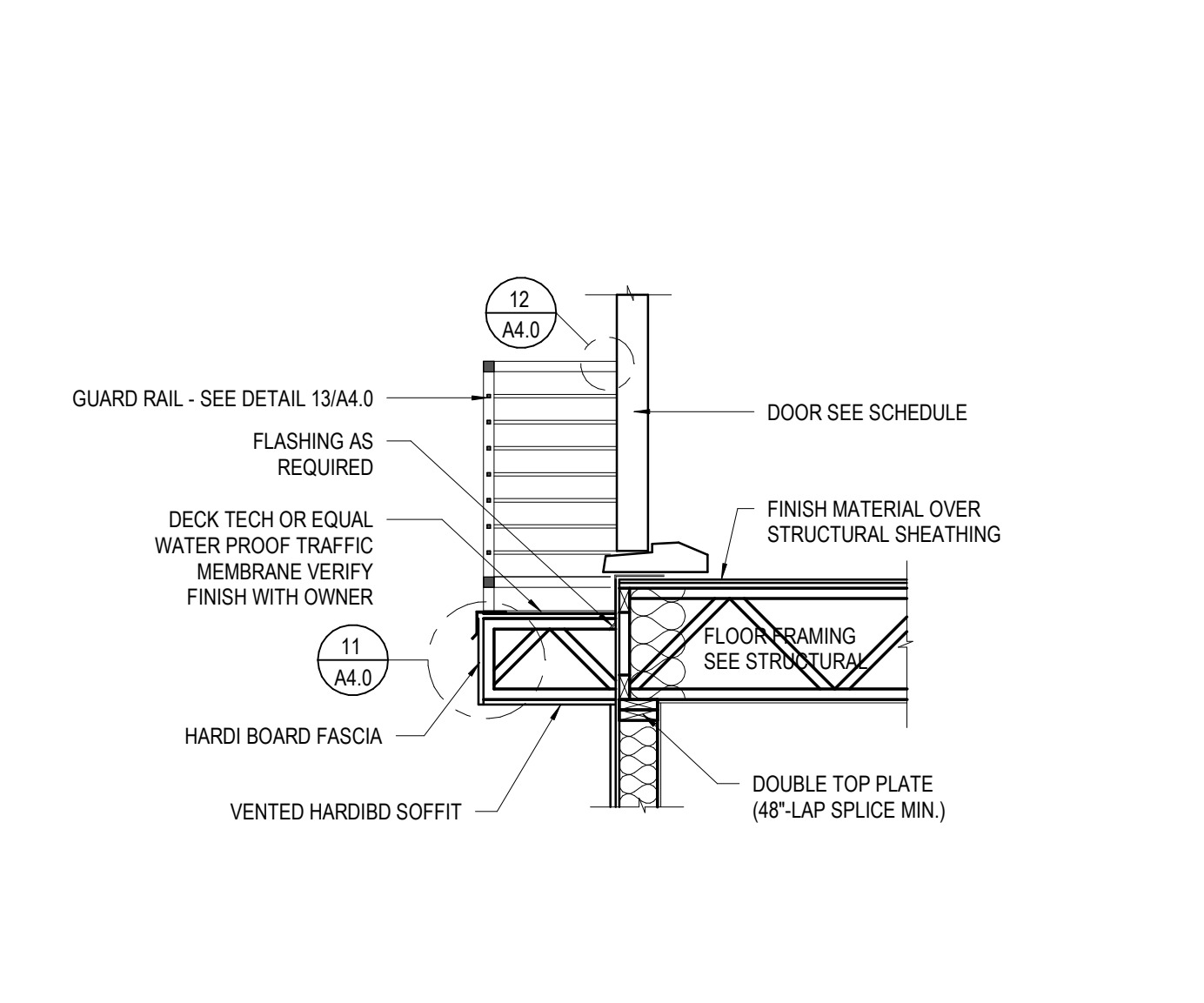
7 CANTILEVER DETAIL
SCALE: 1/2" = 1'-0"



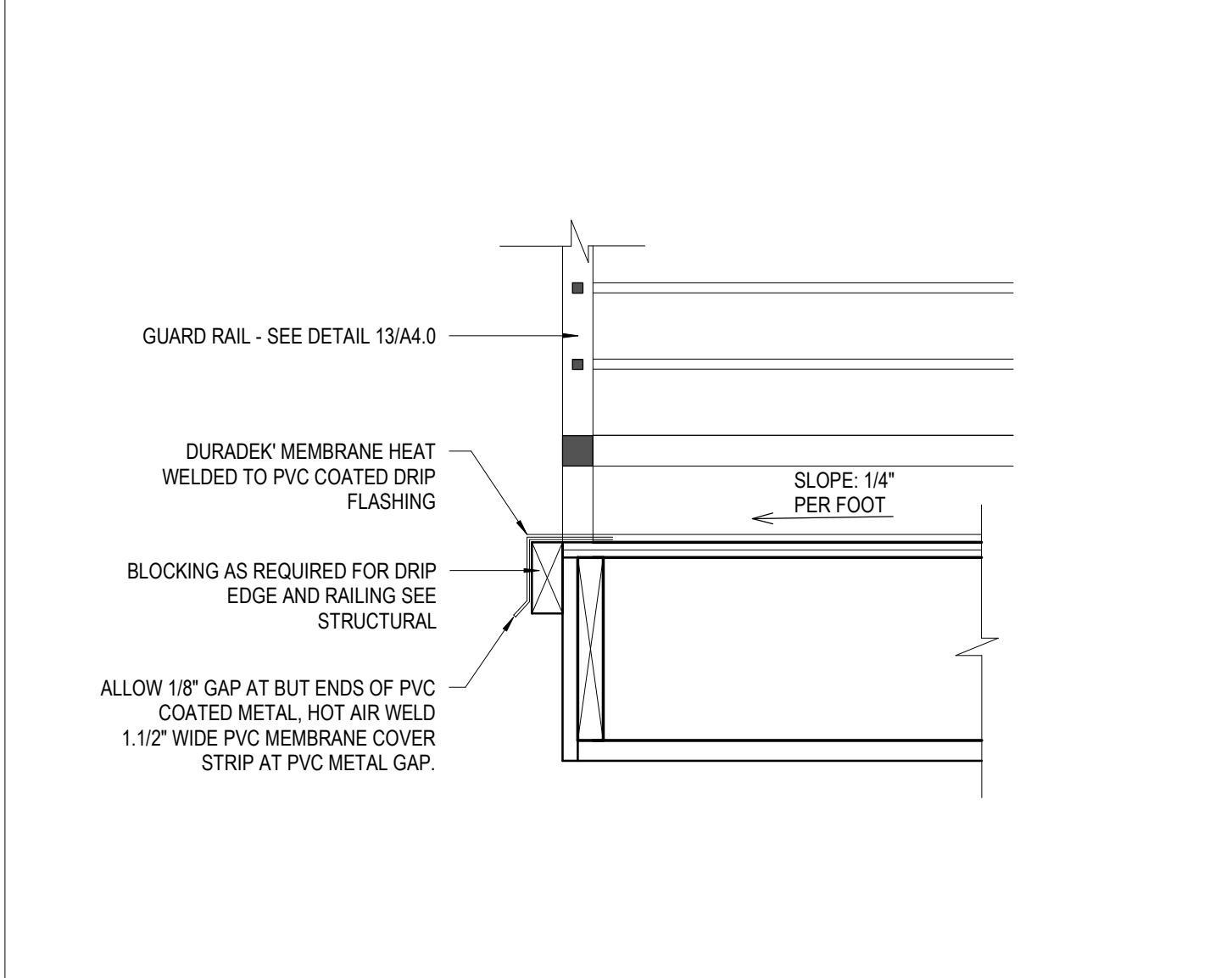
8 DECK TRANSITION DETAIL
SCALE: 1/2" = 1'-0"



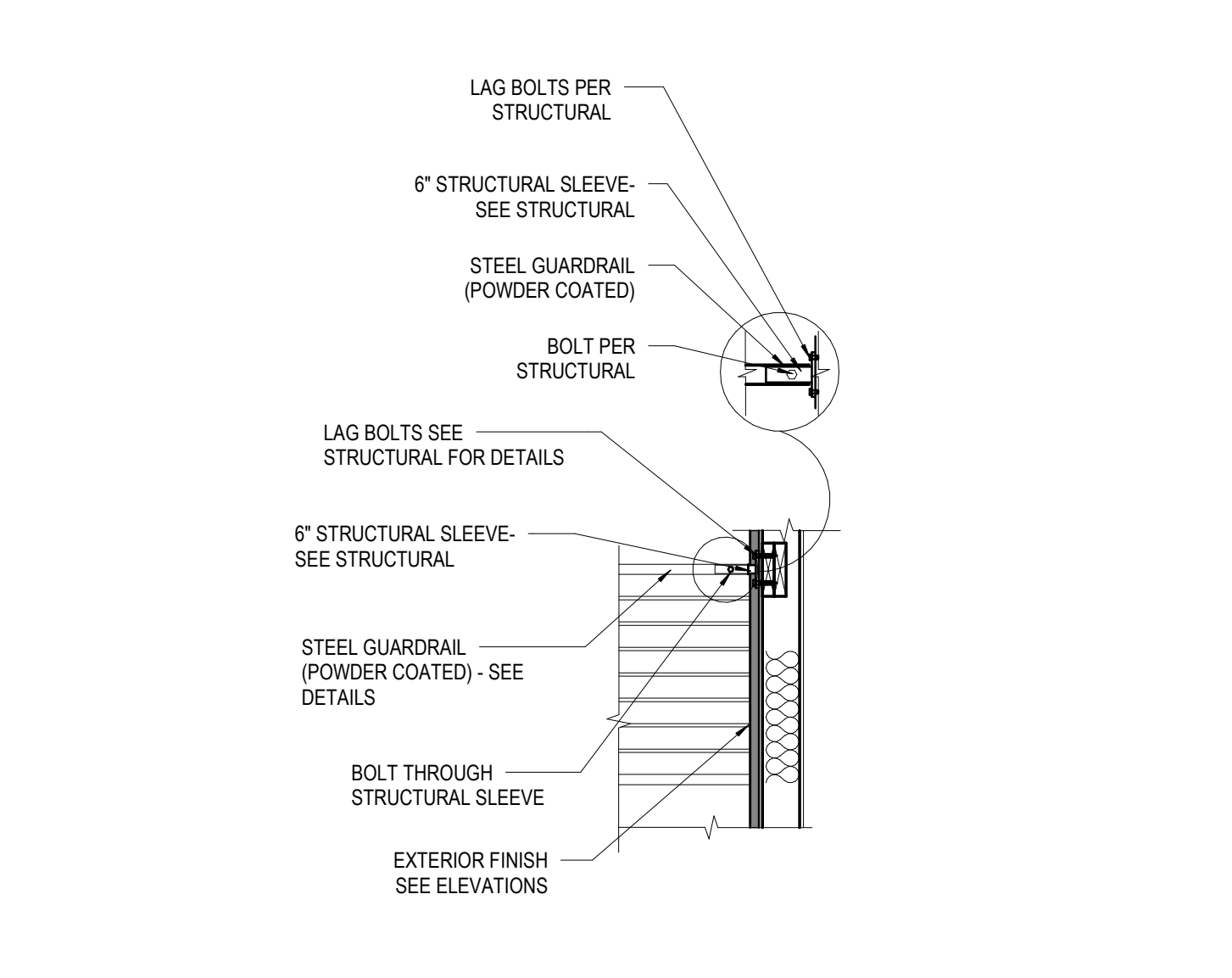
9 DECK TRANSITION DETAIL
SCALE: 1/2" = 1'-0"



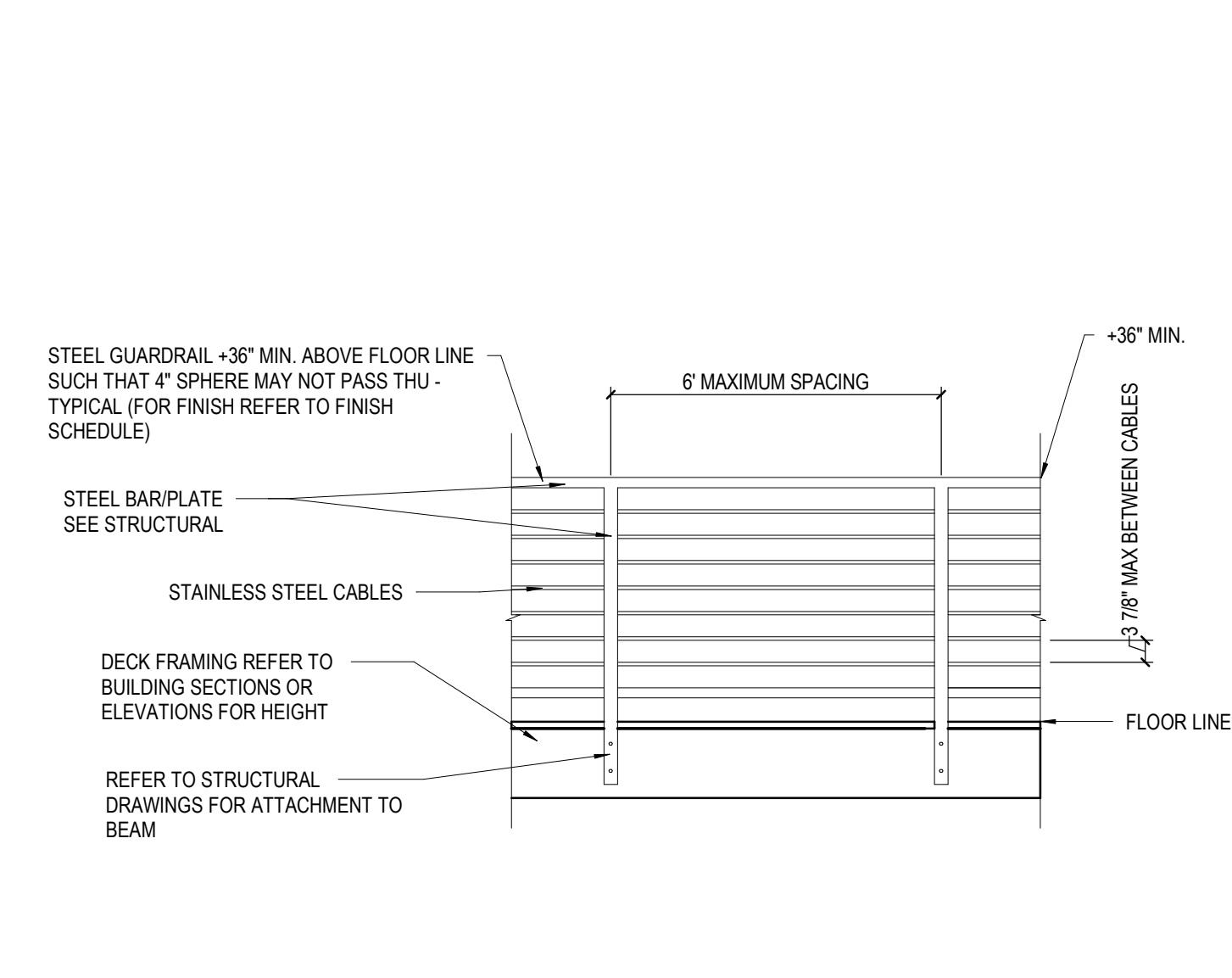
10 DECK TRANSITION DETAIL
SCALE: 1/2" = 1'-0"



11 DECK FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"



12 GUARDRAIL DETAIL
SCALE: N.T.S.



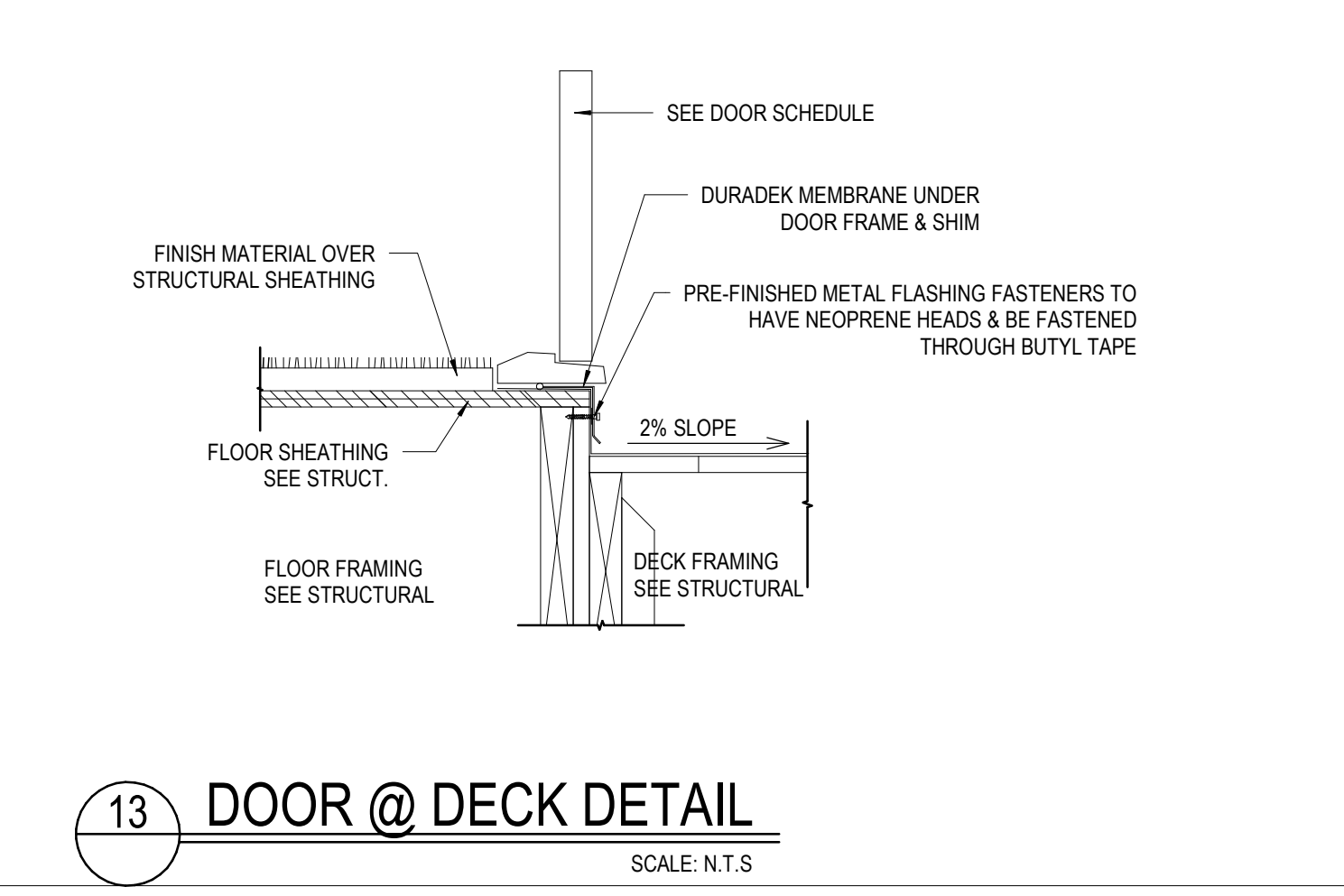
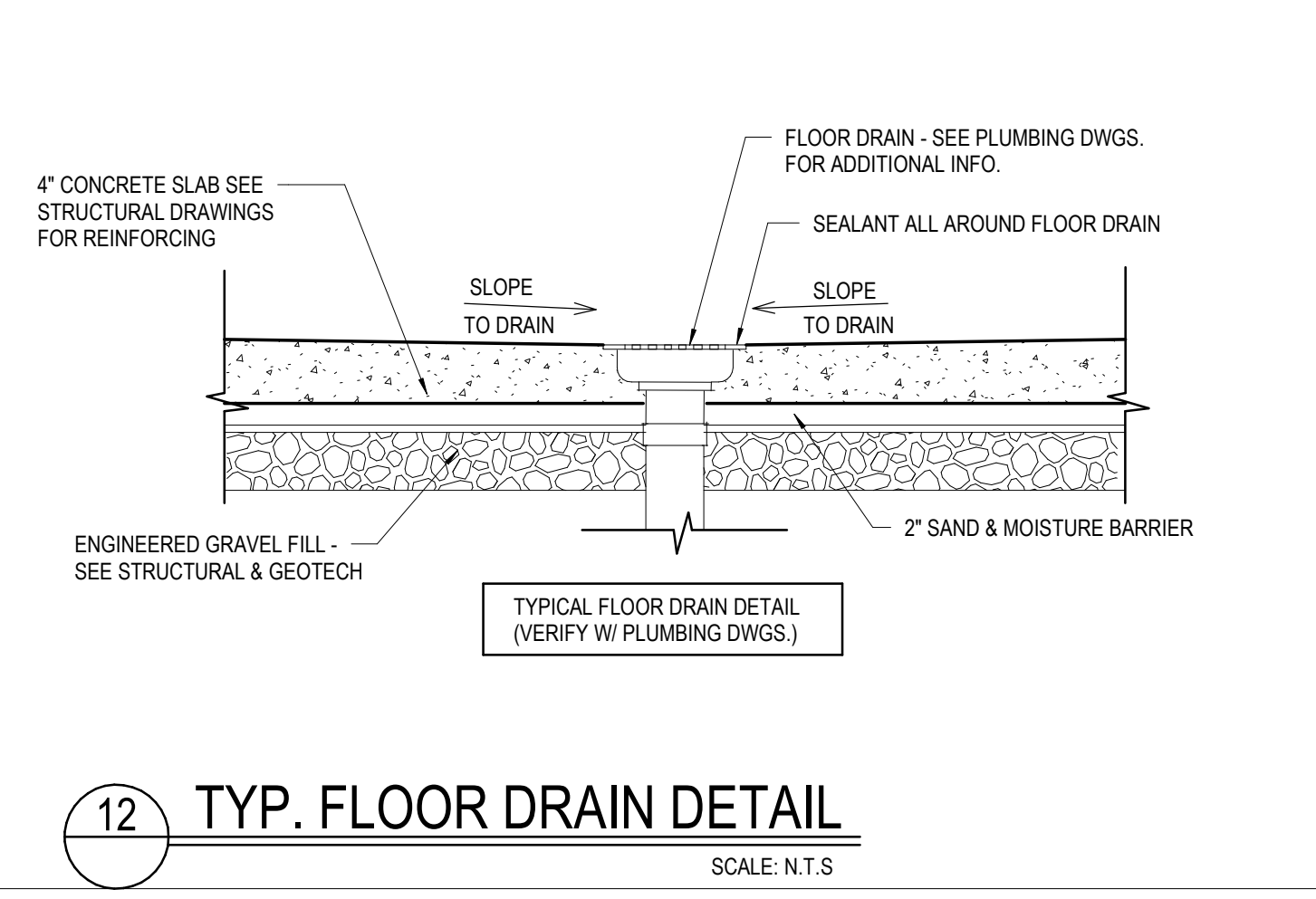
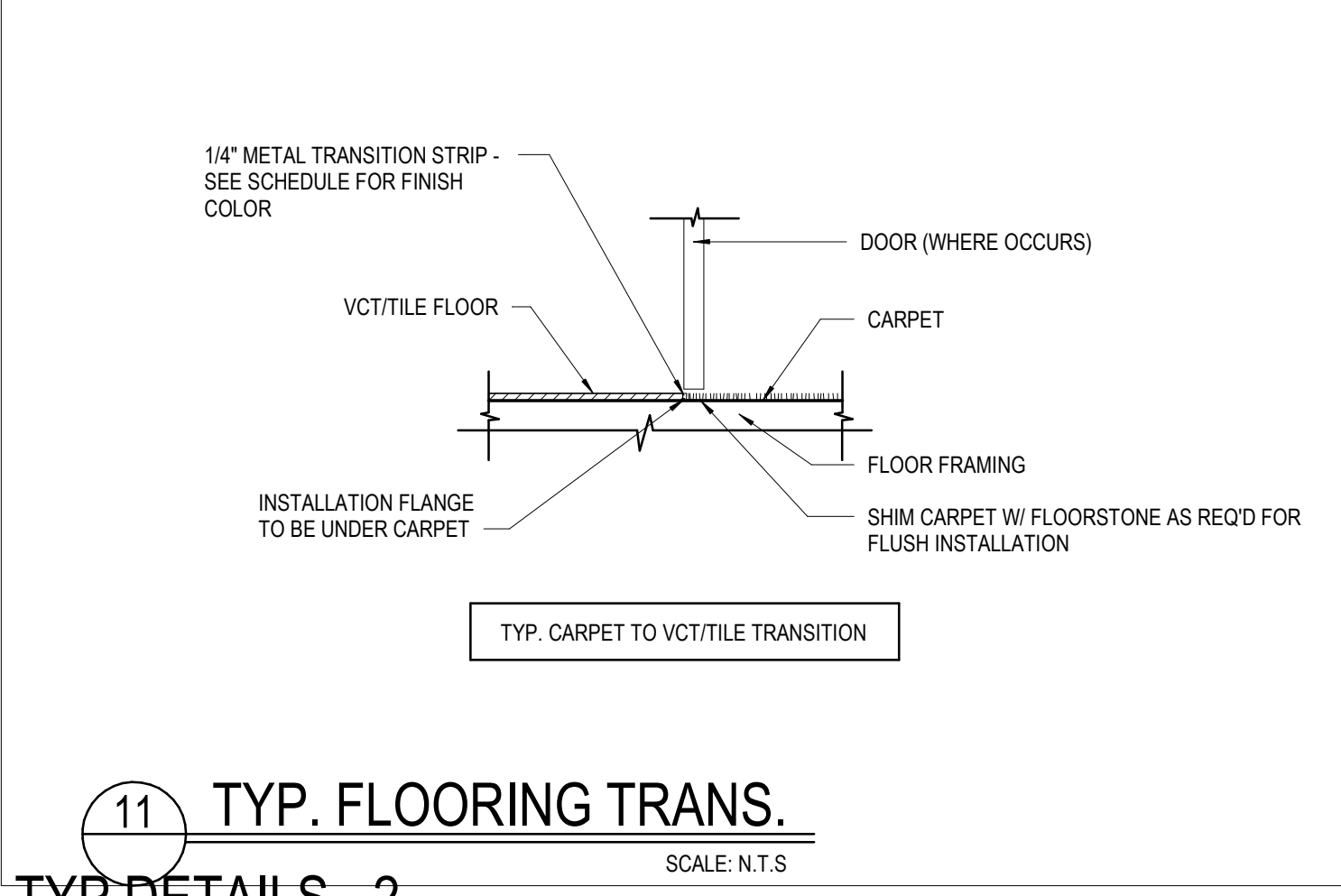
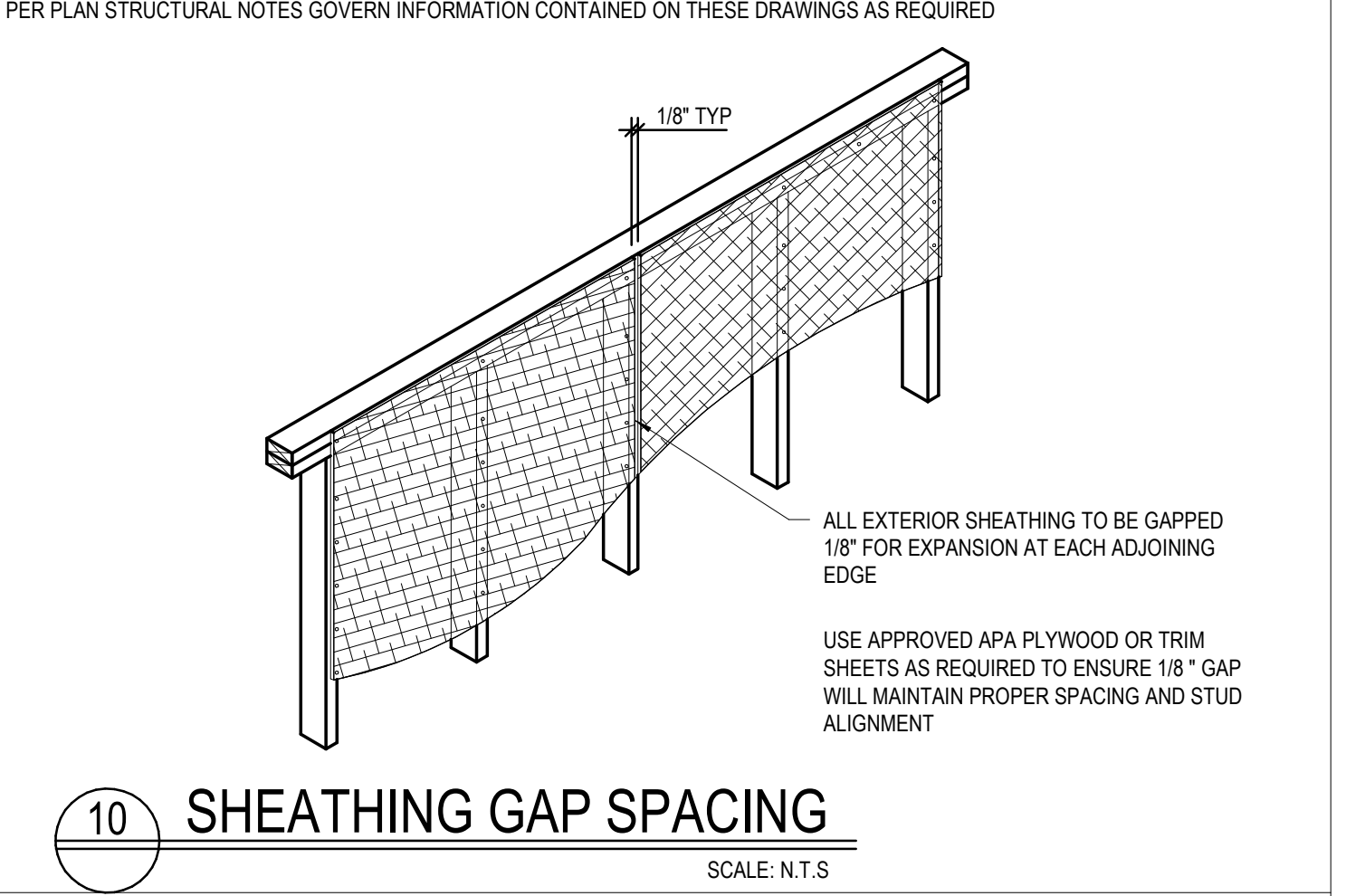
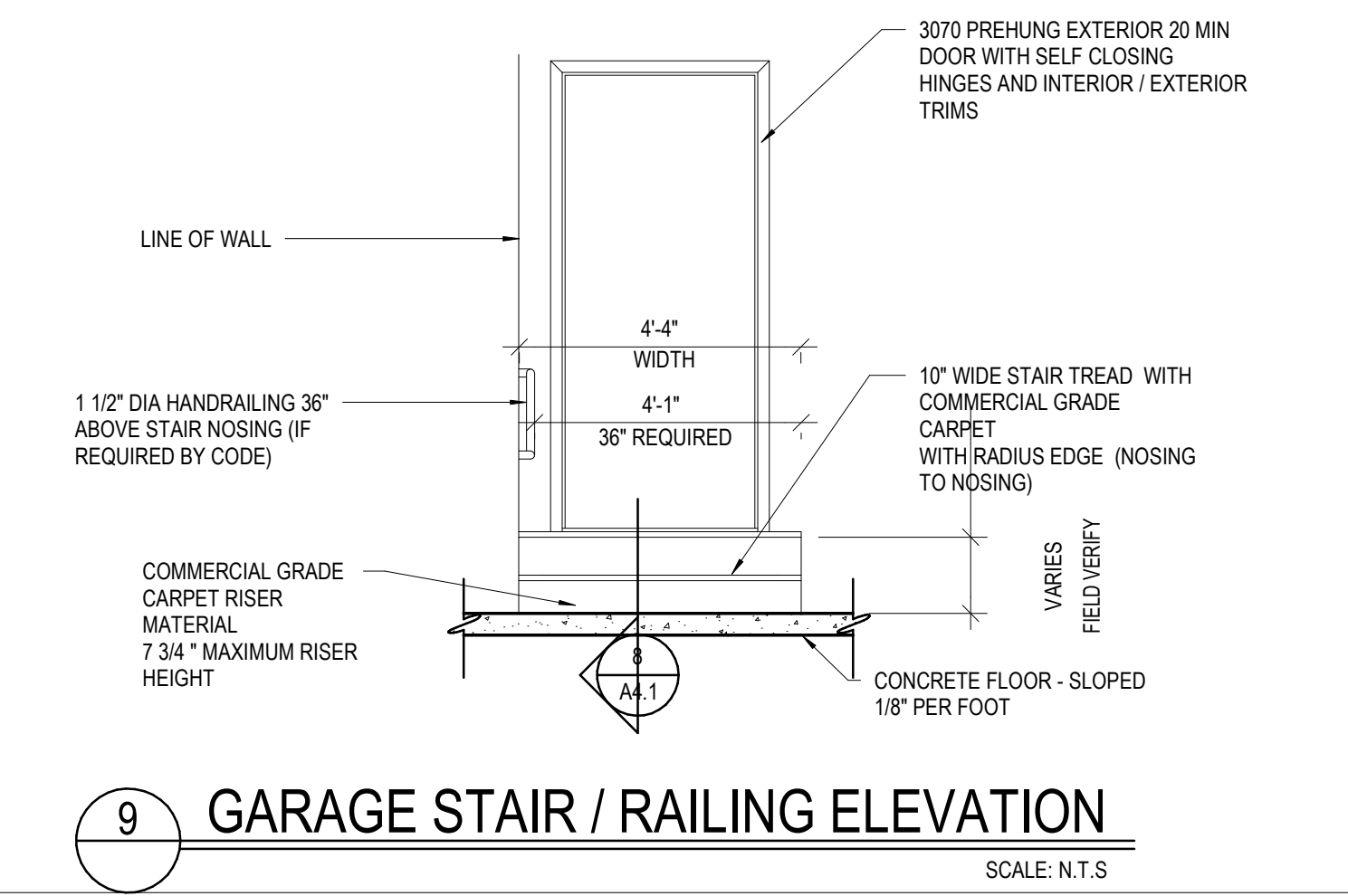
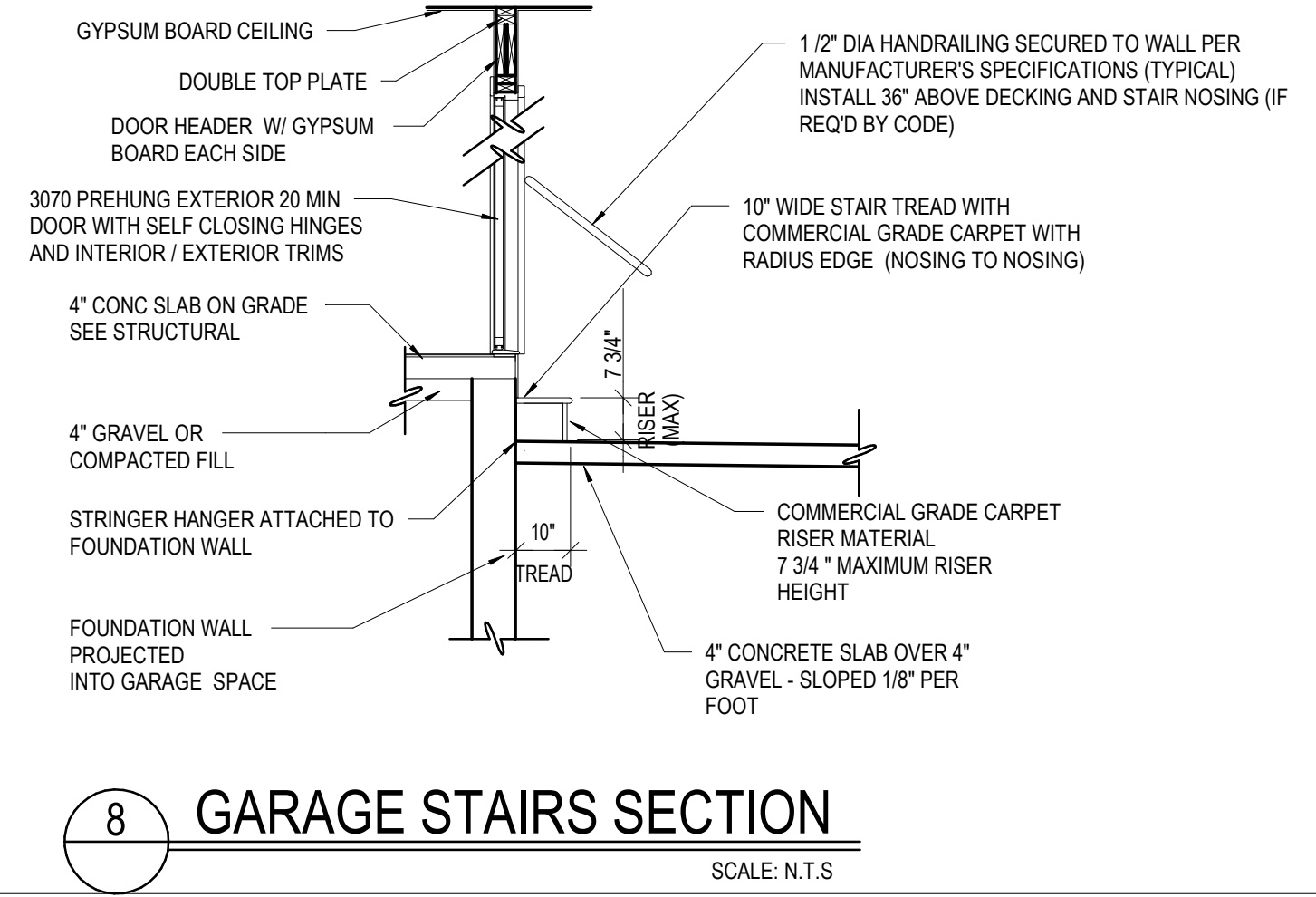
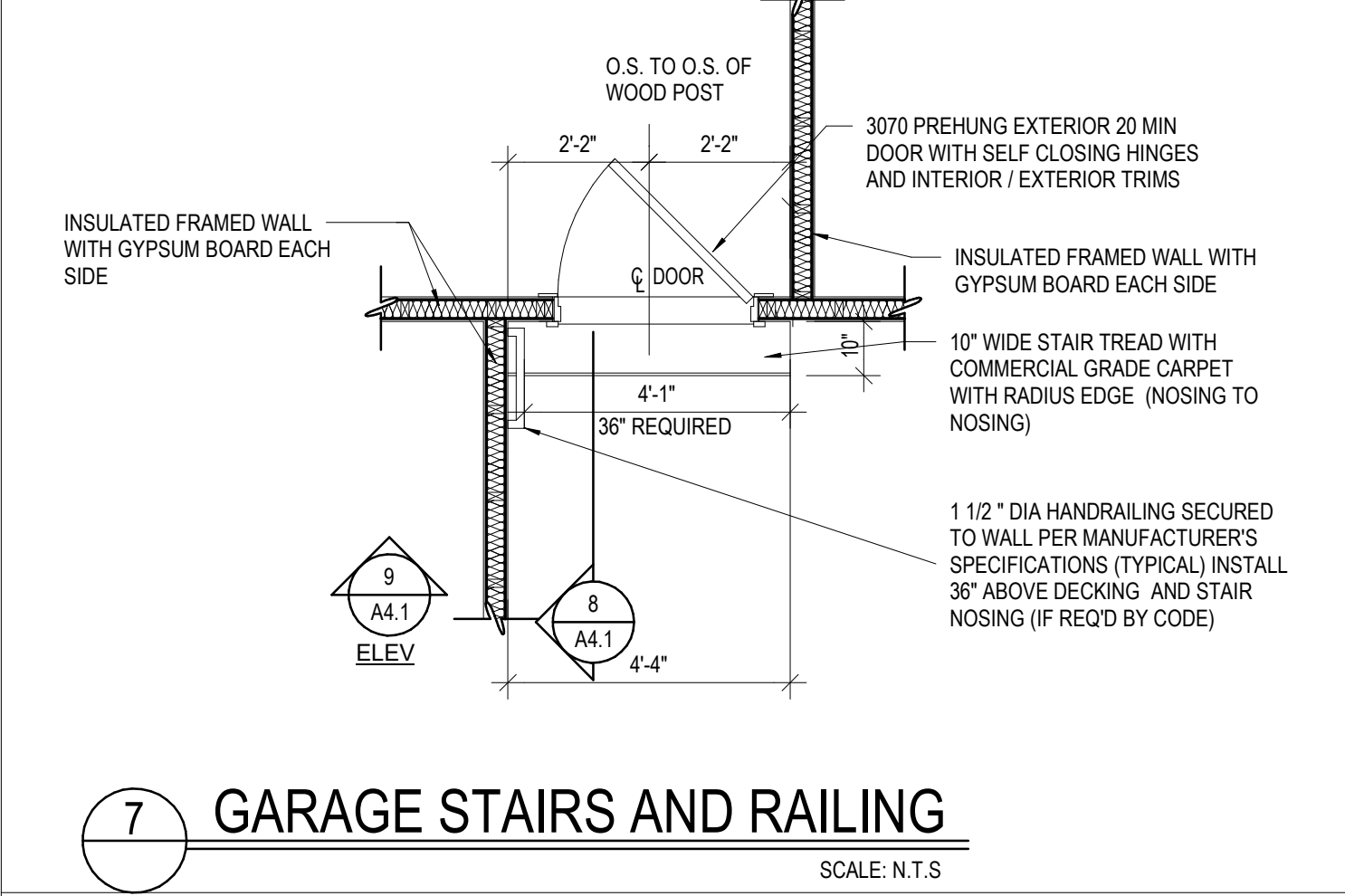
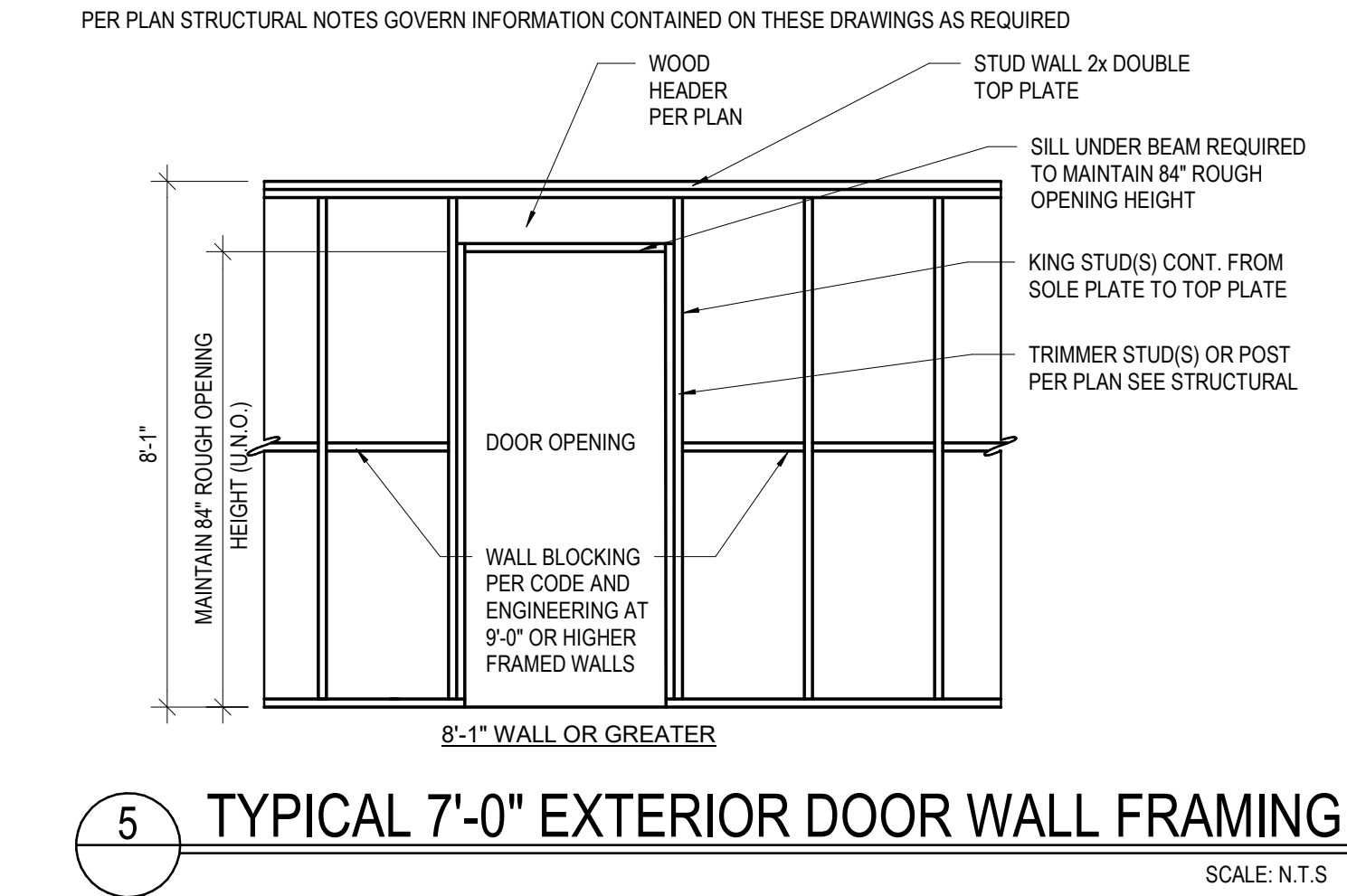
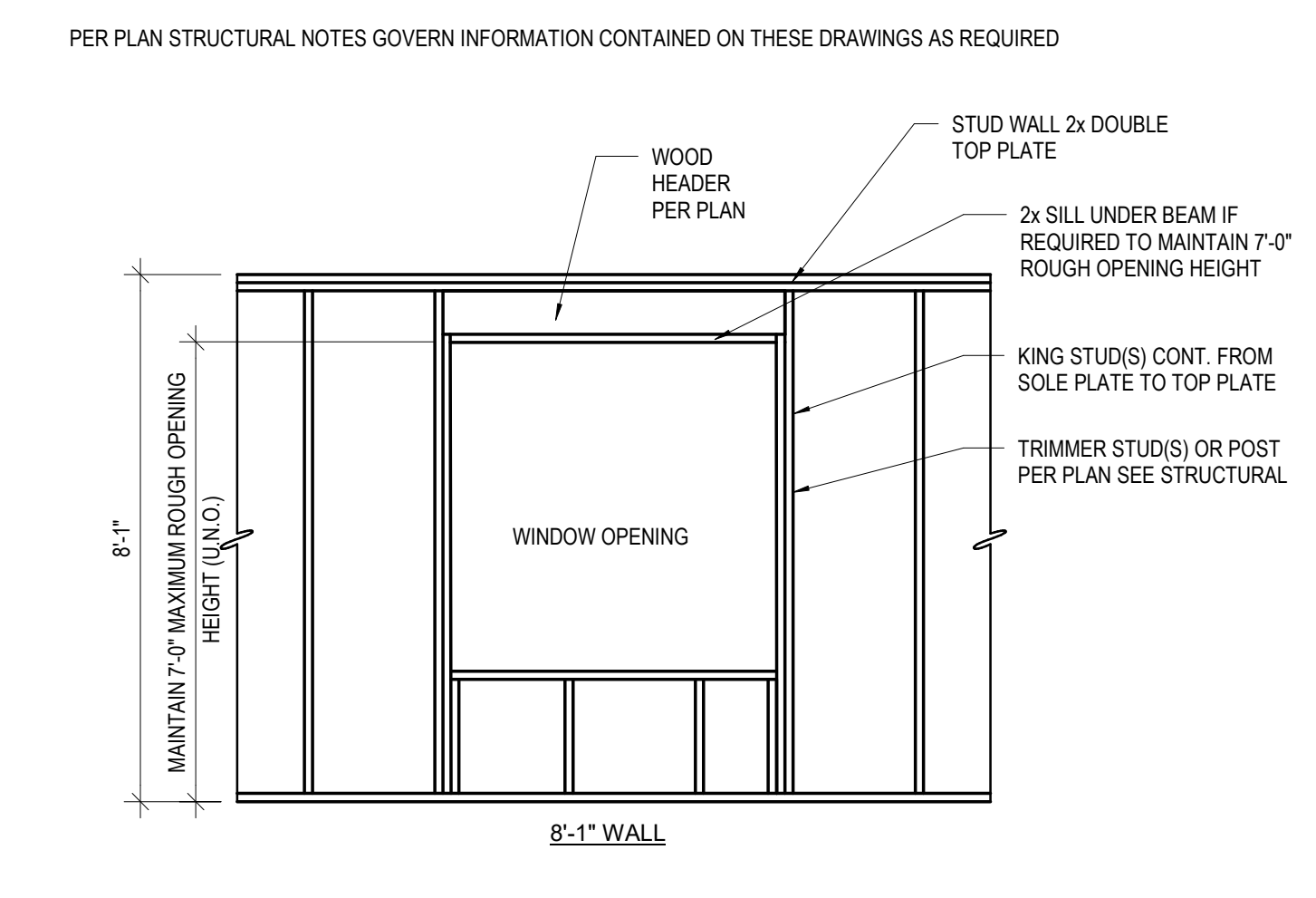
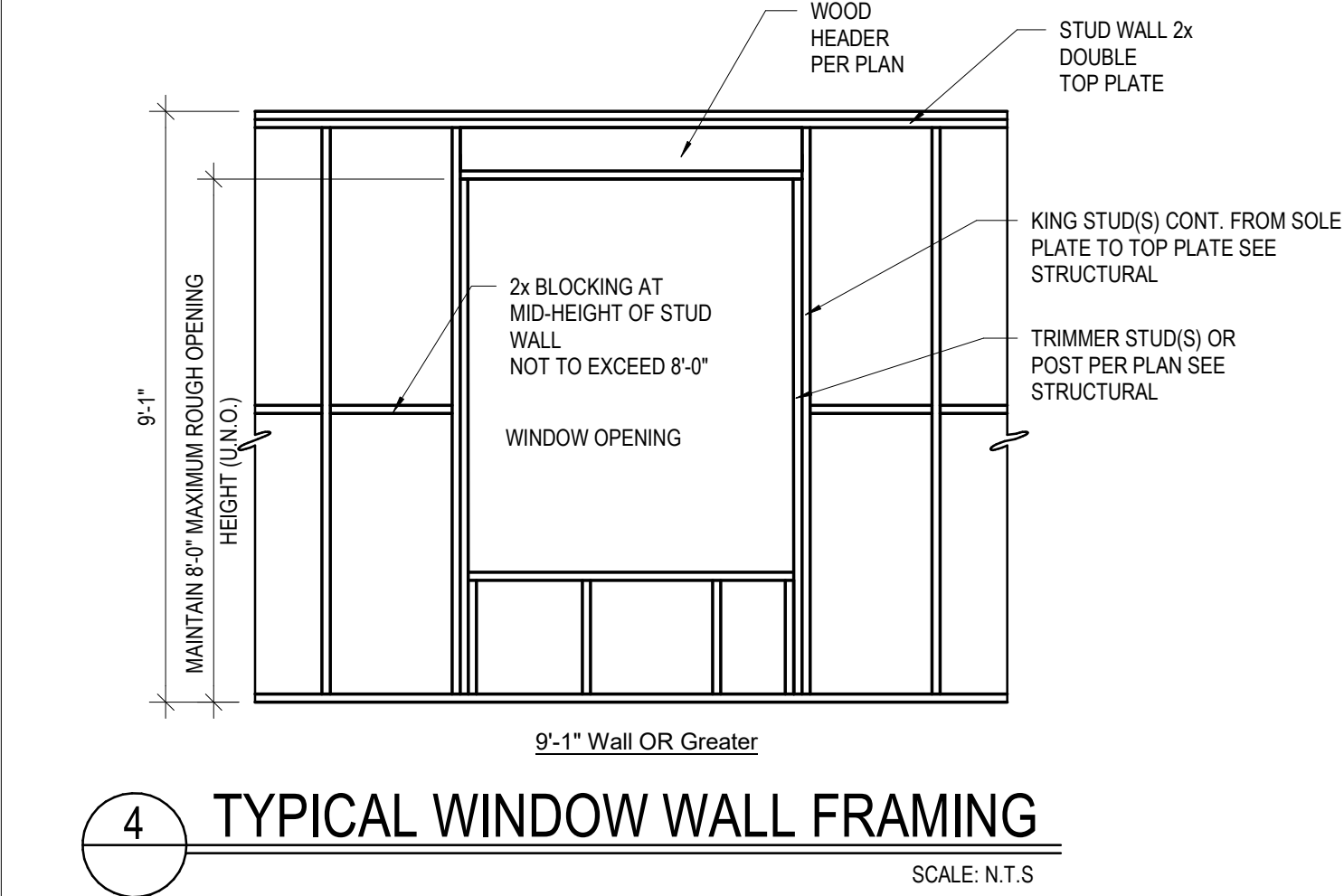
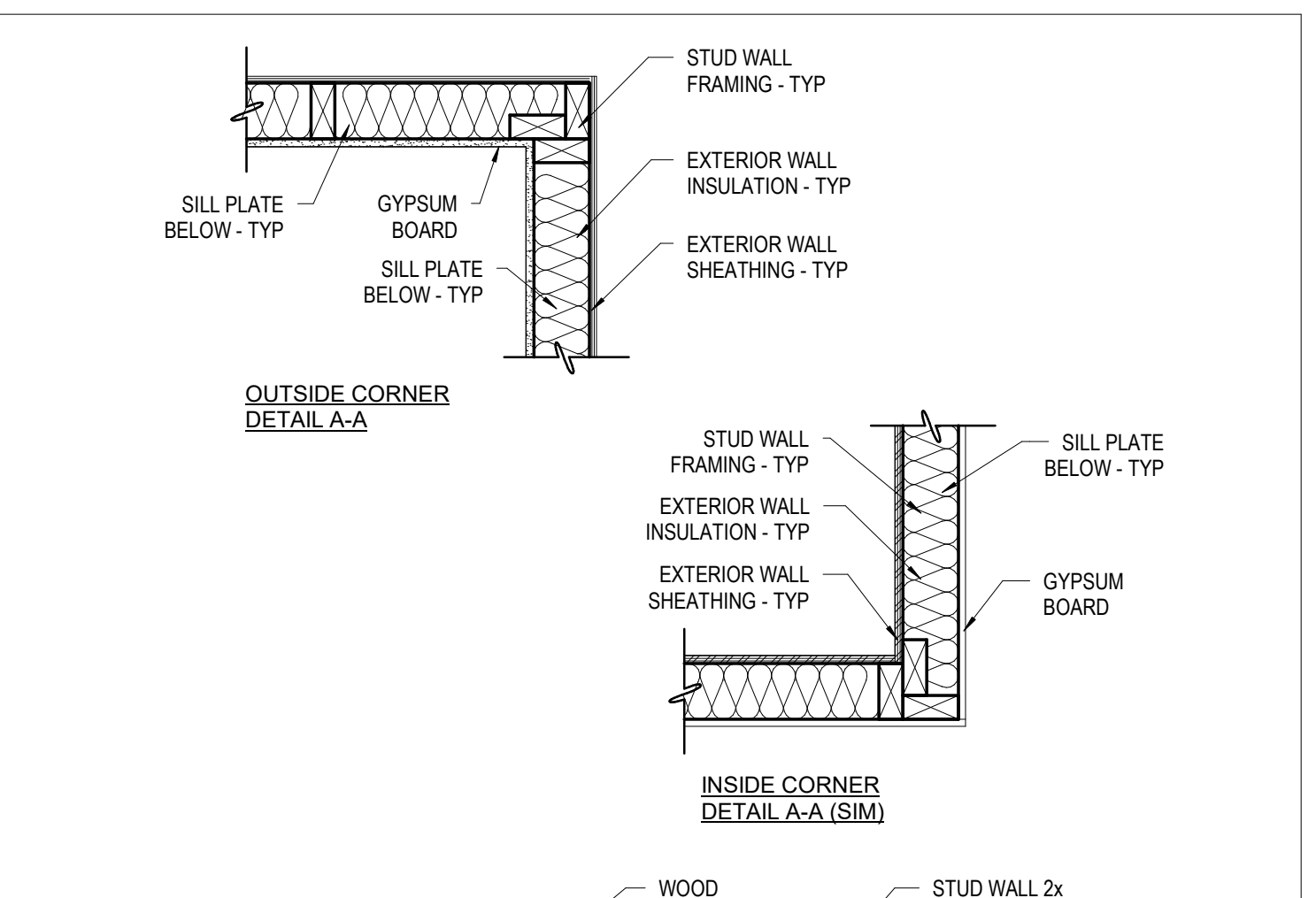
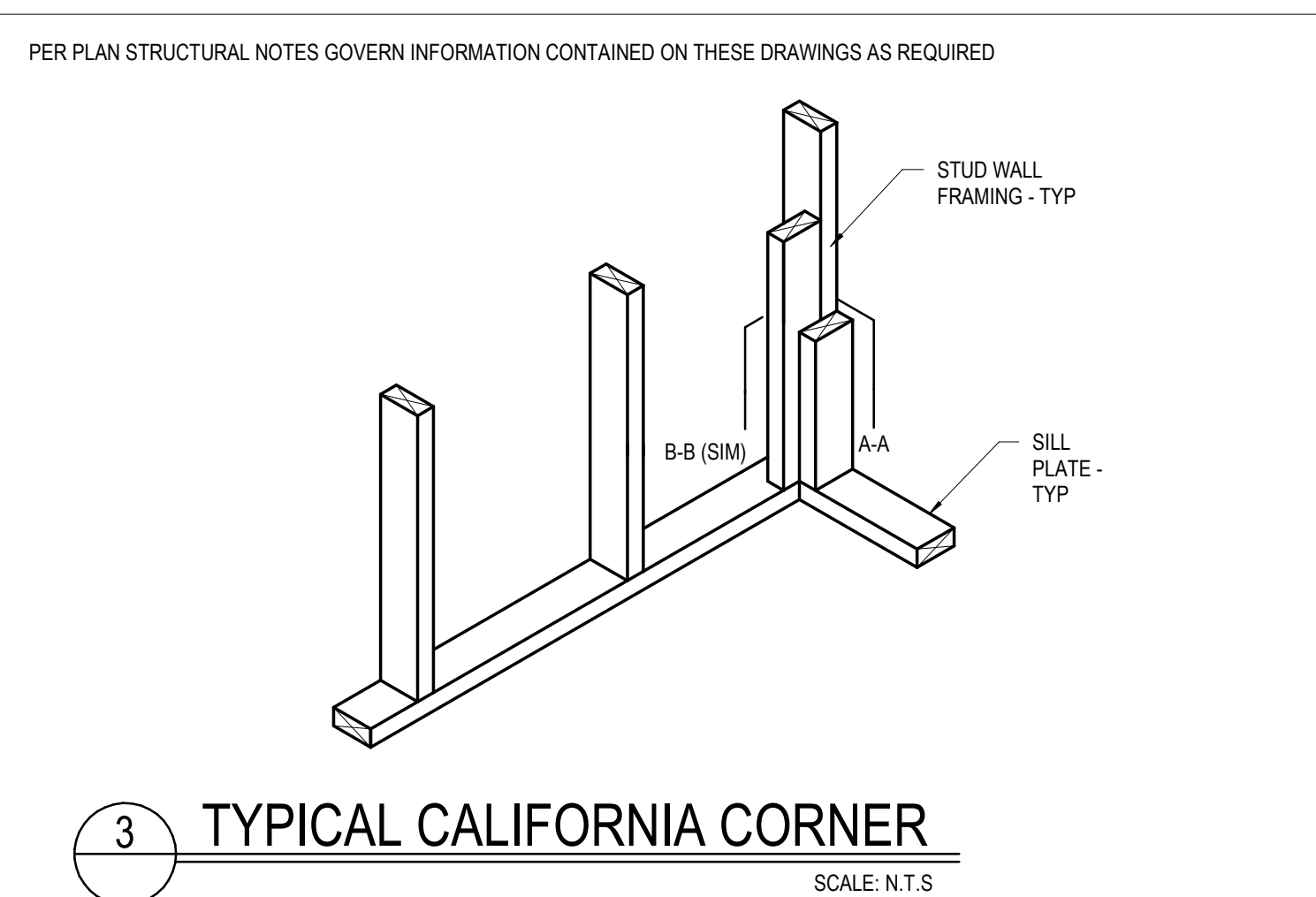
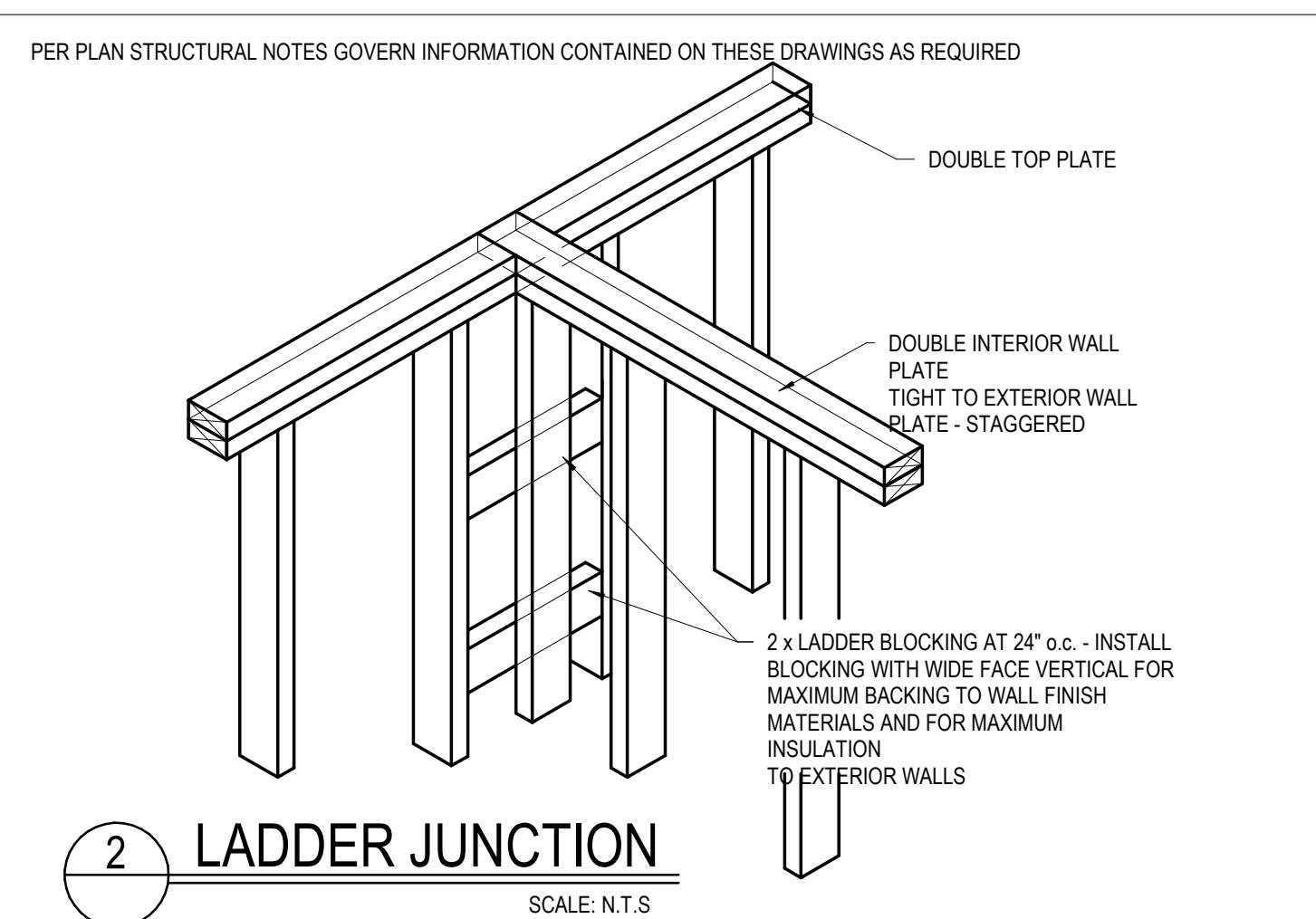
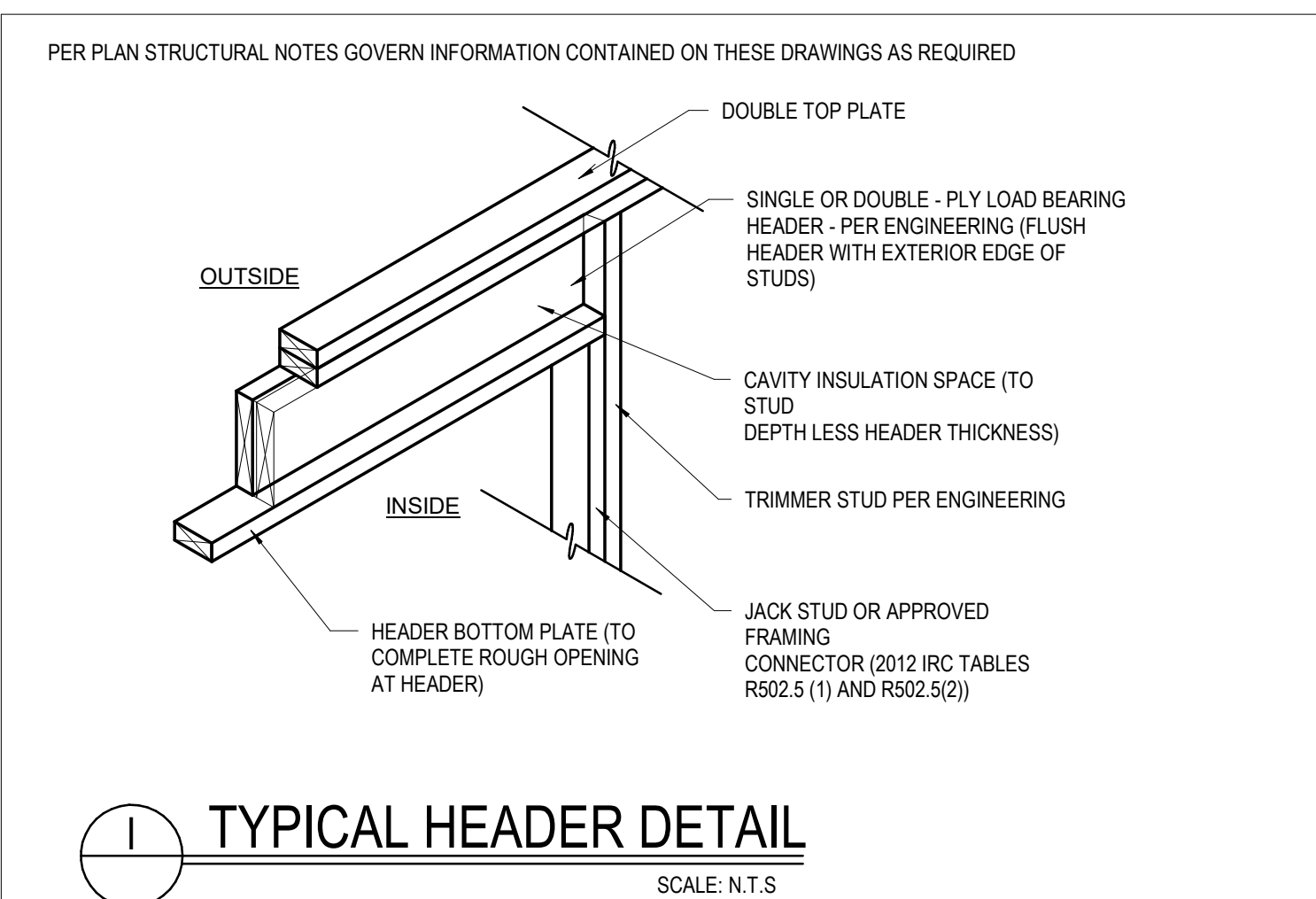
13 GUARDRAIL DETAIL
SCALE: N.T.S.

TYP DETAILS - 1
SCALE: 1/2" = 1'-0"

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C:\ACAD\file\Plans 5 unit\Townhome\Working\Central Park 5 Unit.dwt

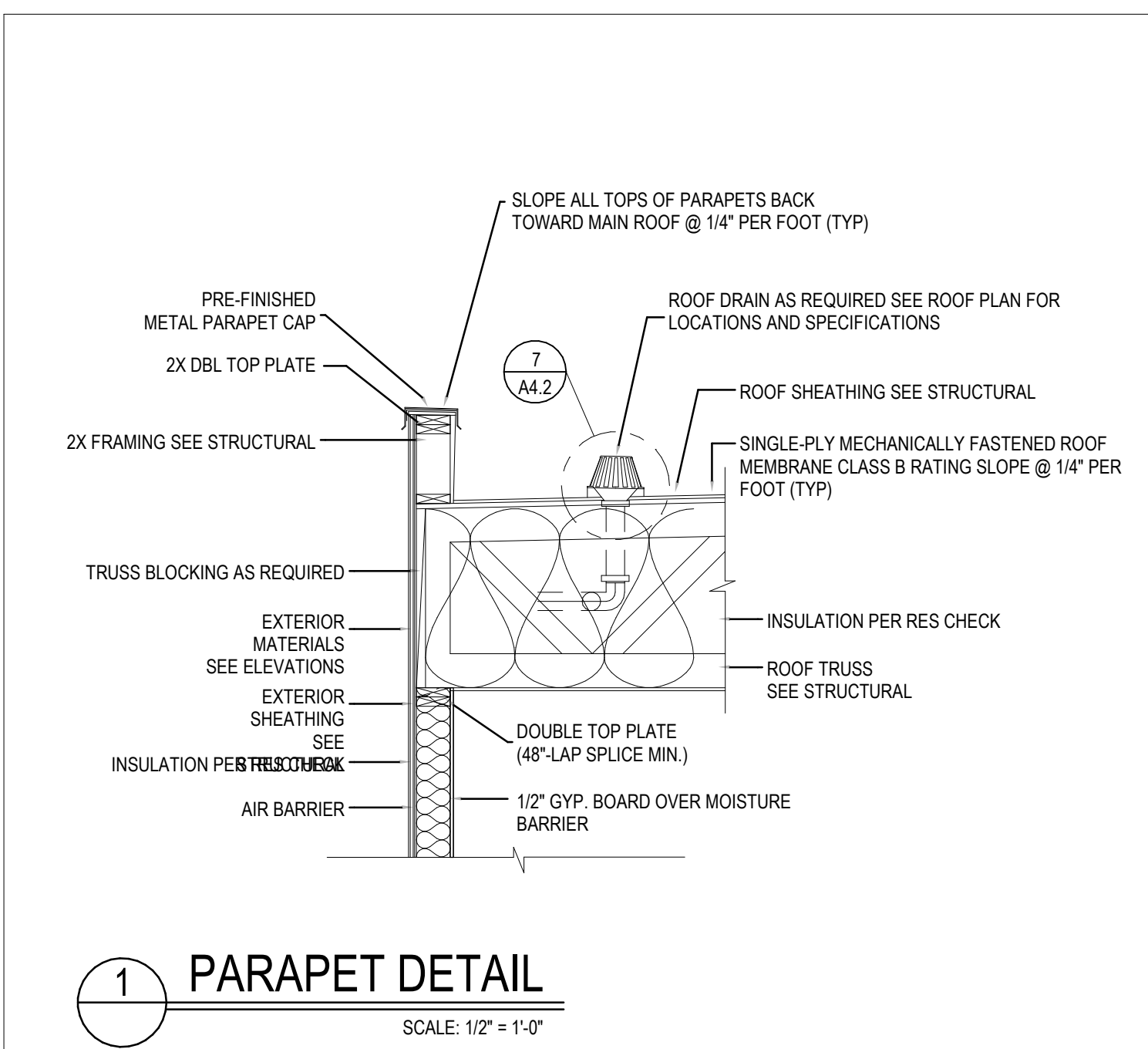
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THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.
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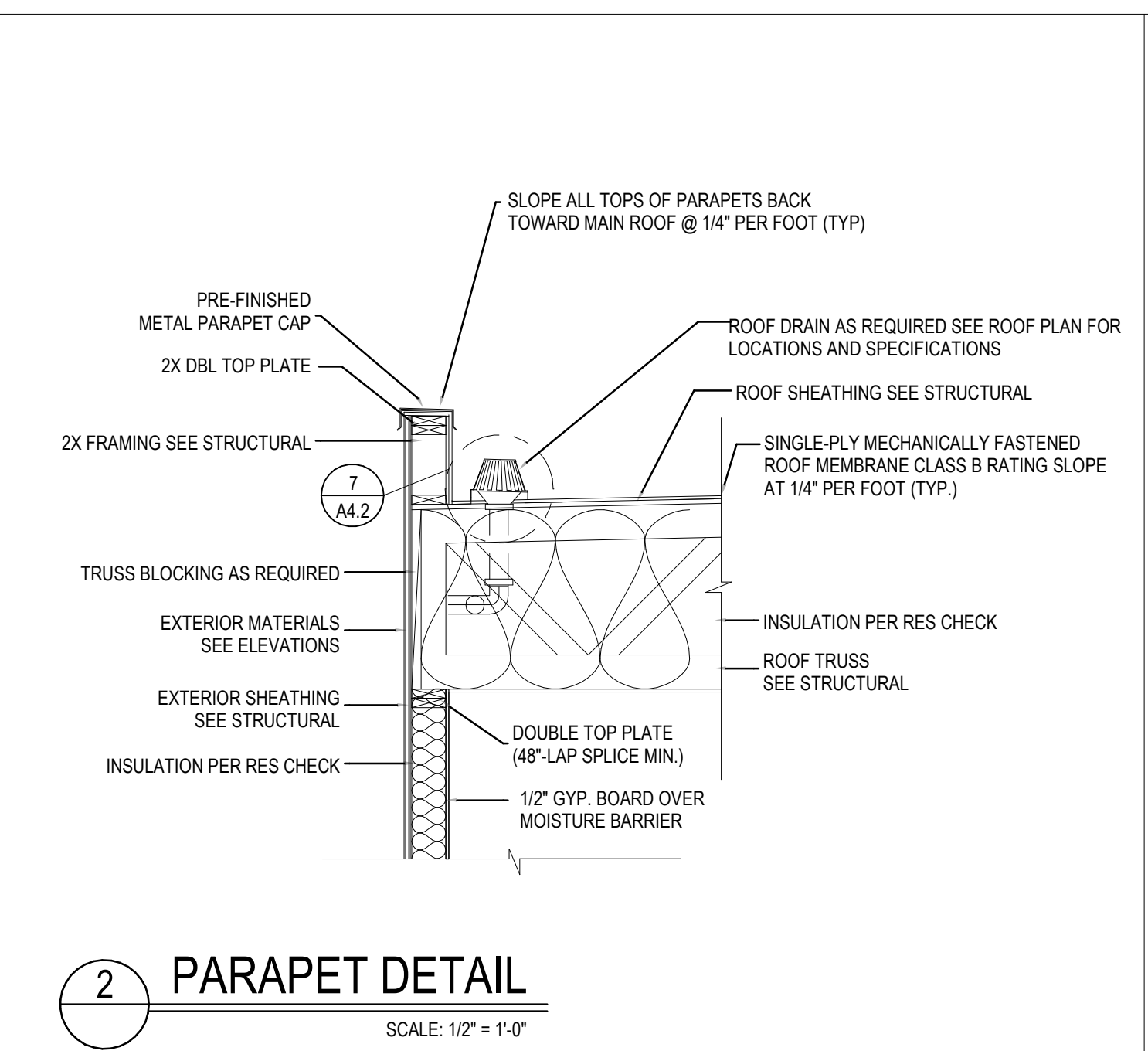
THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.

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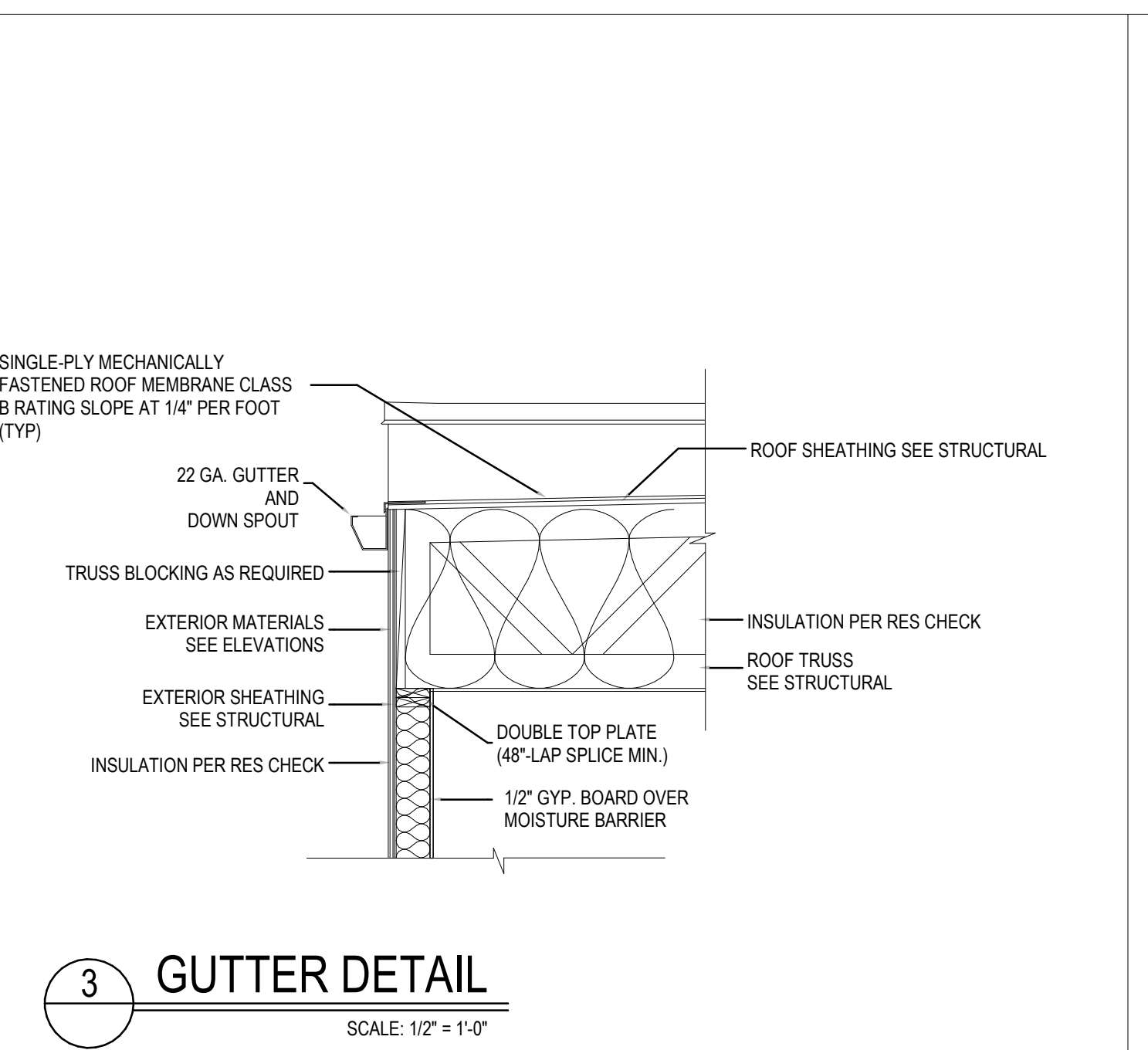
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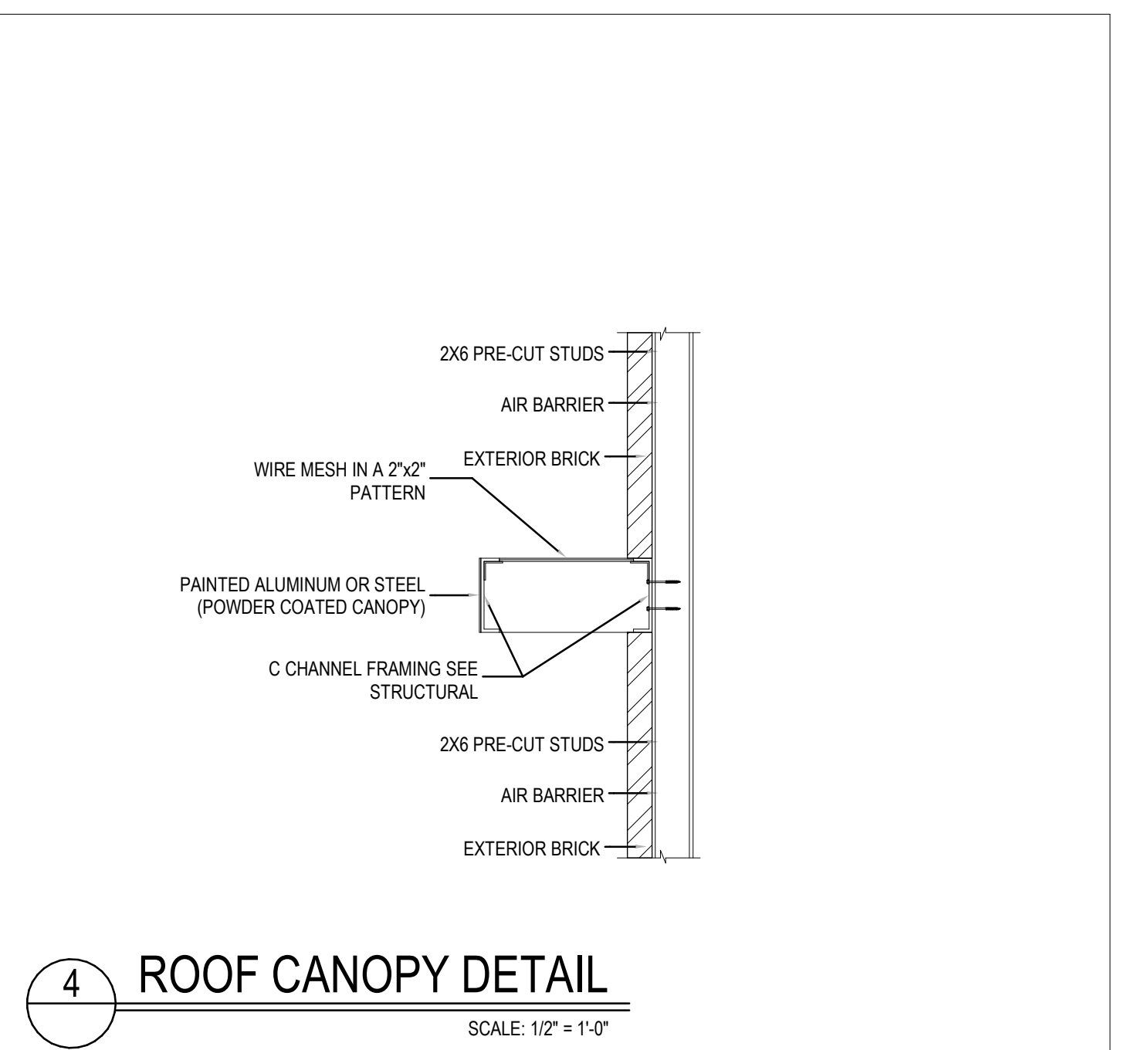
1 PARAPET DETAIL
SCALE: 1/2" = 1'-0"



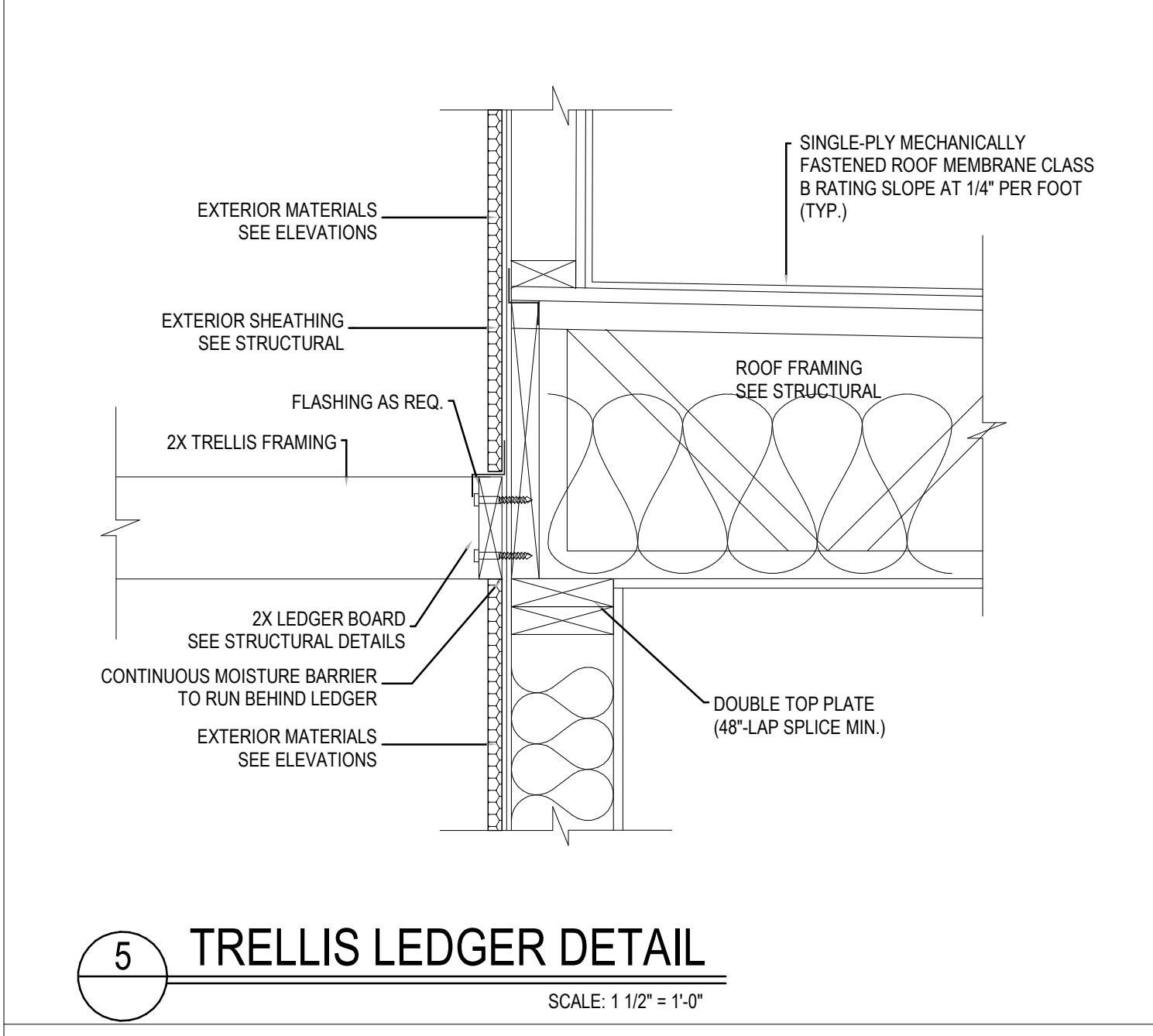
2 PARAPET DETAIL
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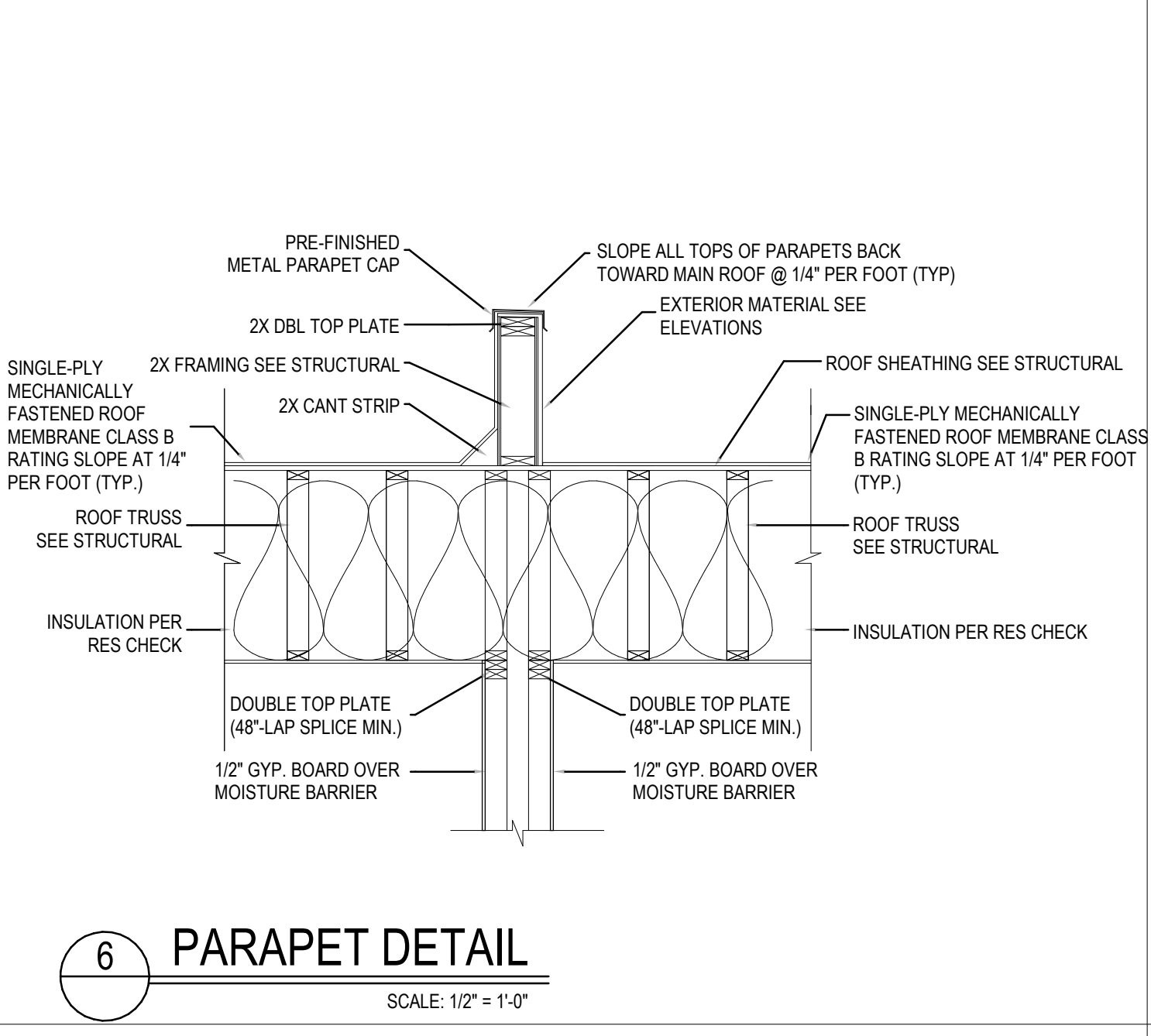
3 GUTTER DETAIL
SCALE: 1/2" = 1'-0"



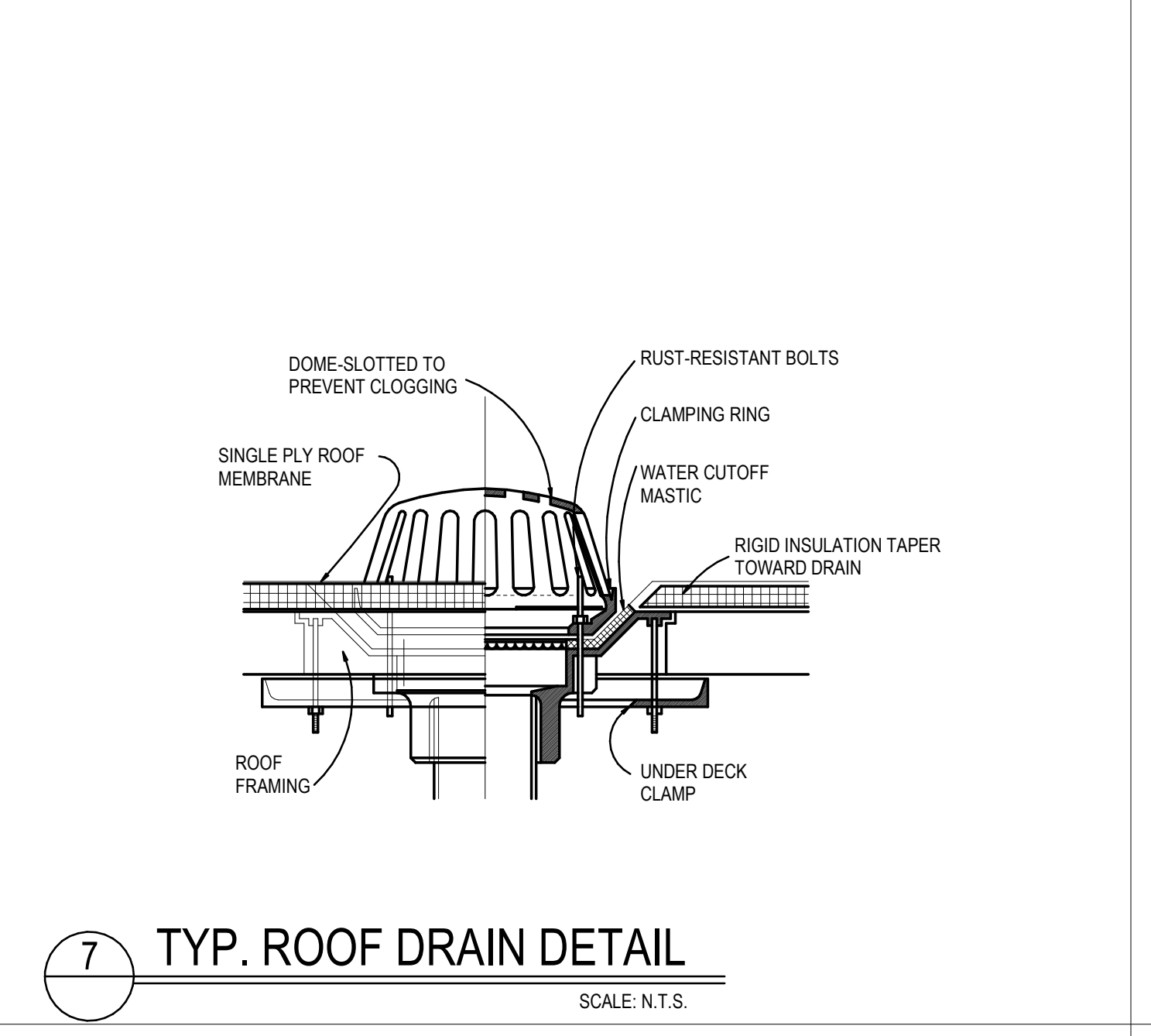
4 ROOF CANOPY DETAIL
SCALE: 1/2" = 1'-0"



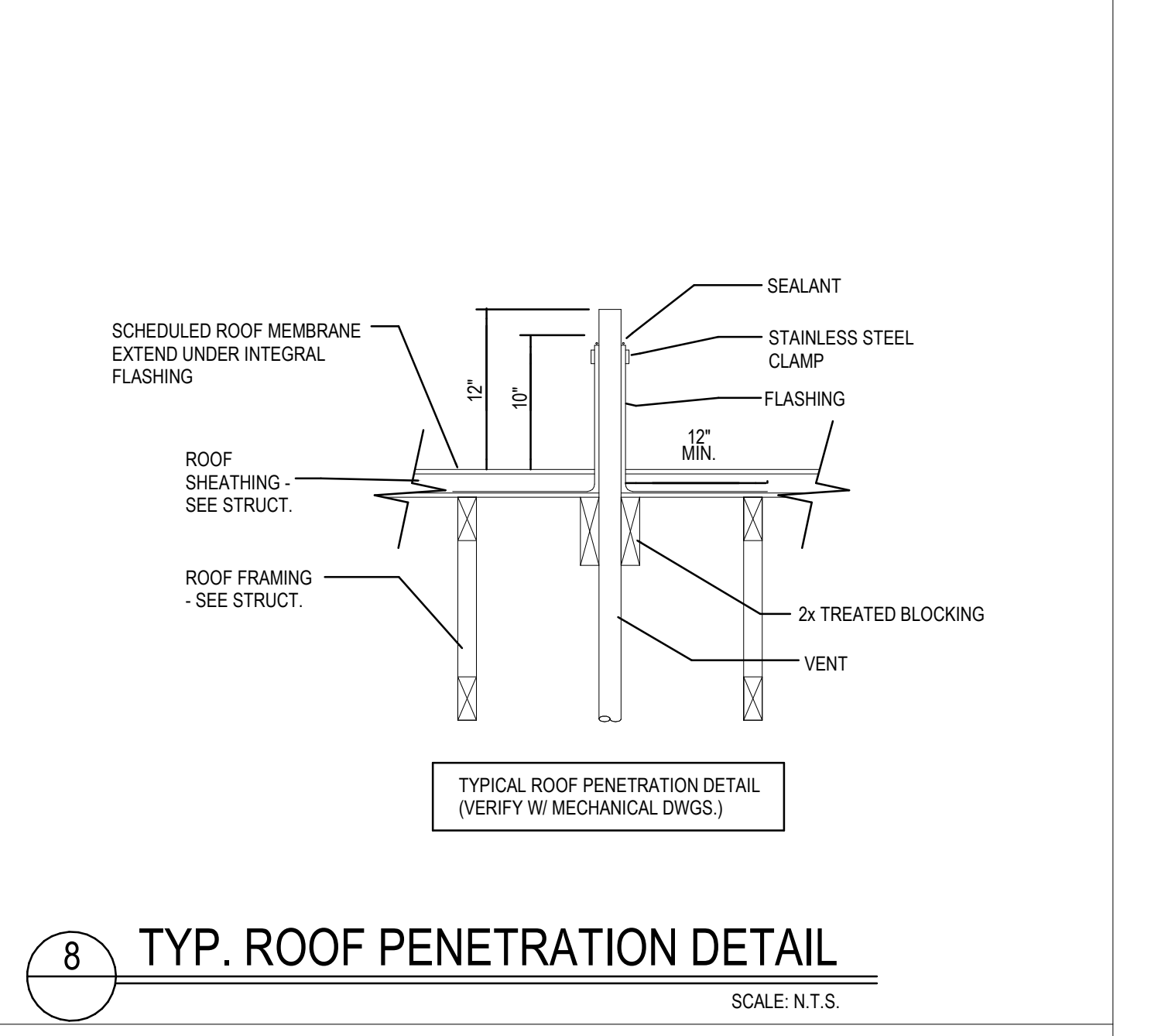
5 TRELLIS LEDGER DETAIL
SCALE: 1 1/2" = 1'-0"



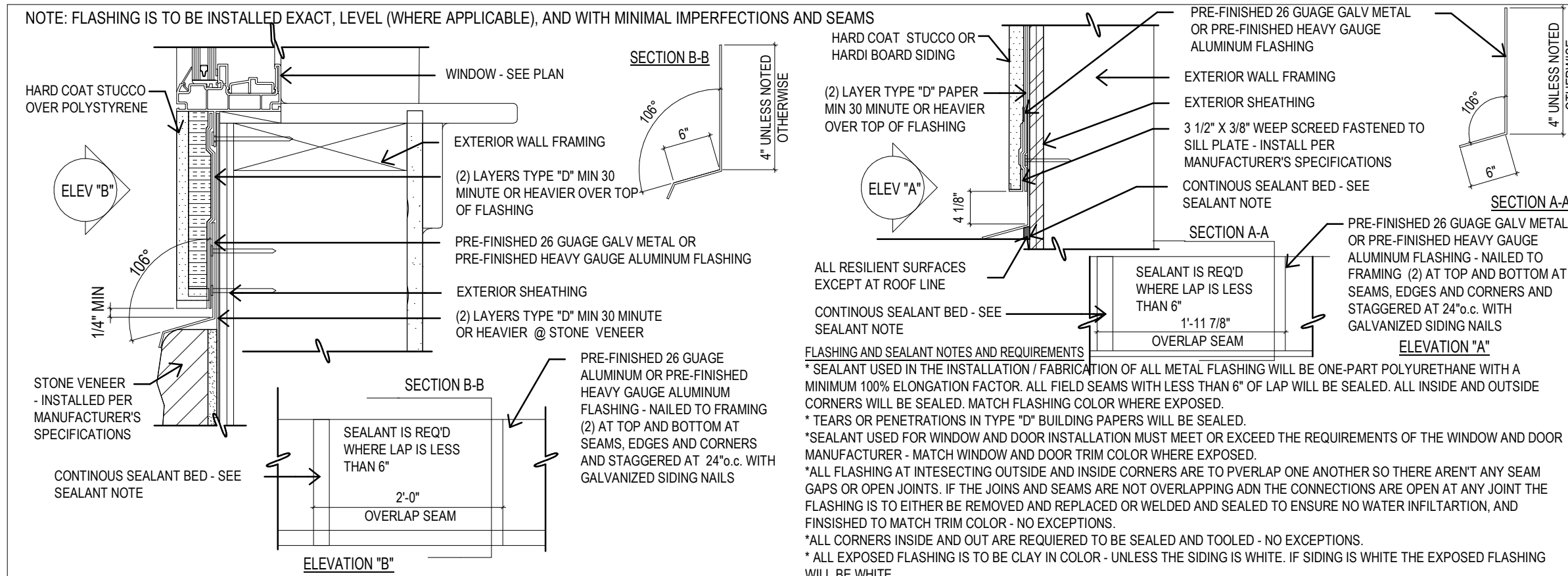
6 PARAPET DETAIL
SCALE: 1/2" = 1'-0"



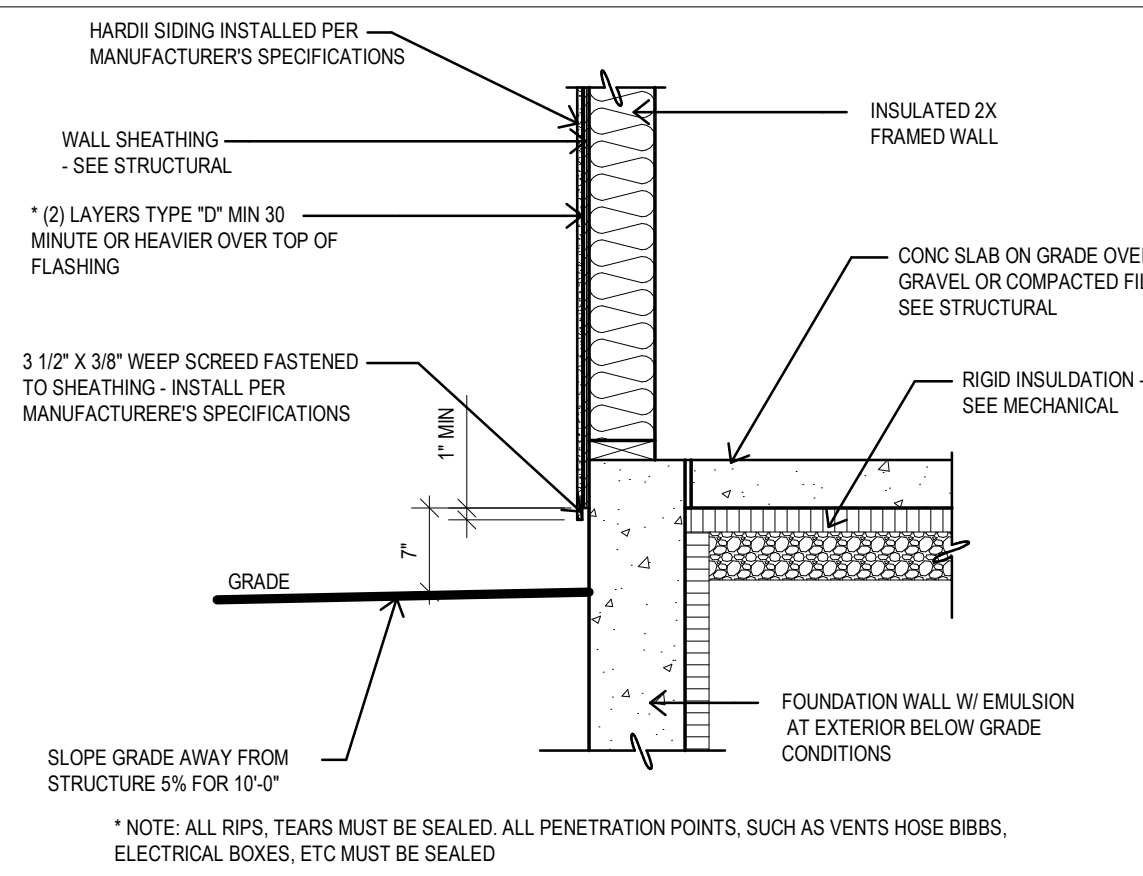
7 TYP. ROOF DRAIN DETAIL
SCALE: N.T.S.



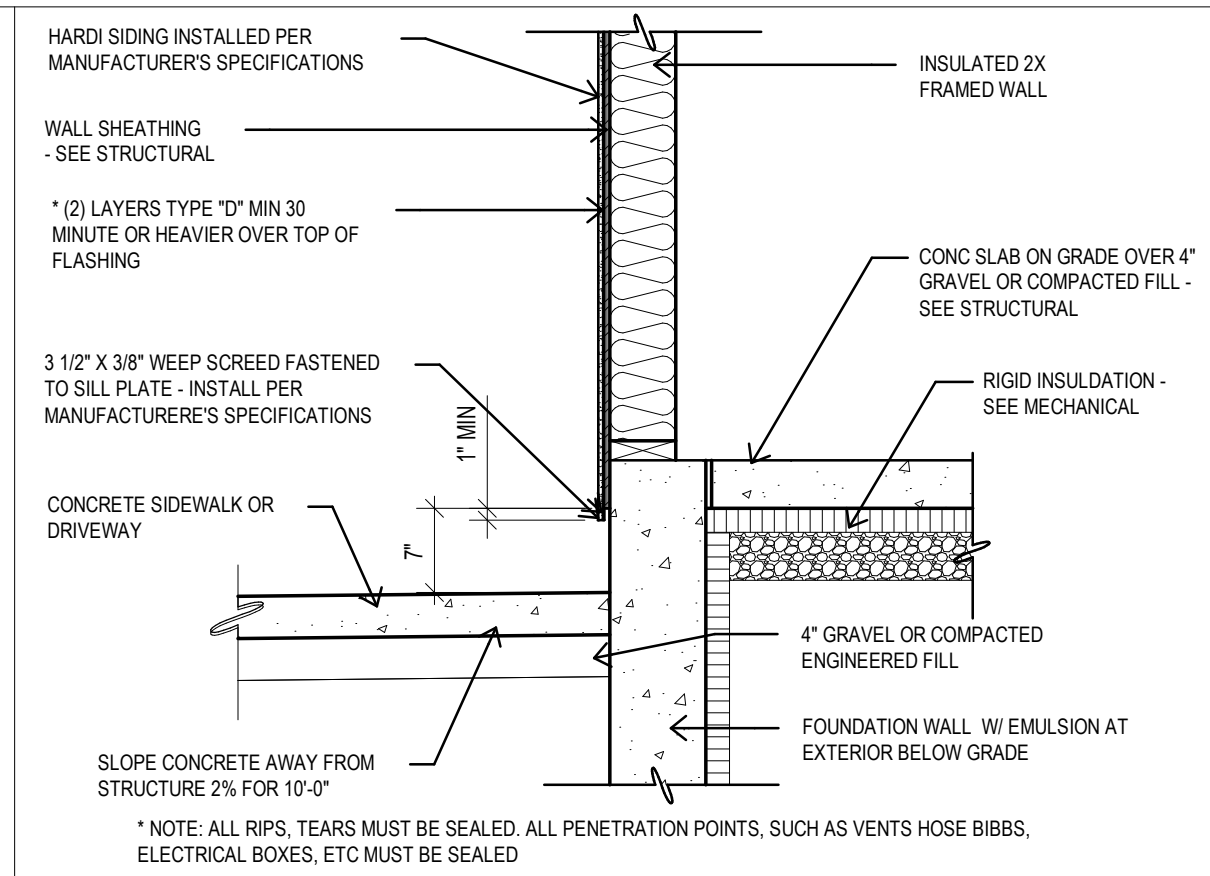
8 TYP. ROOF PENETRATION DETAIL
SCALE: N.T.S.



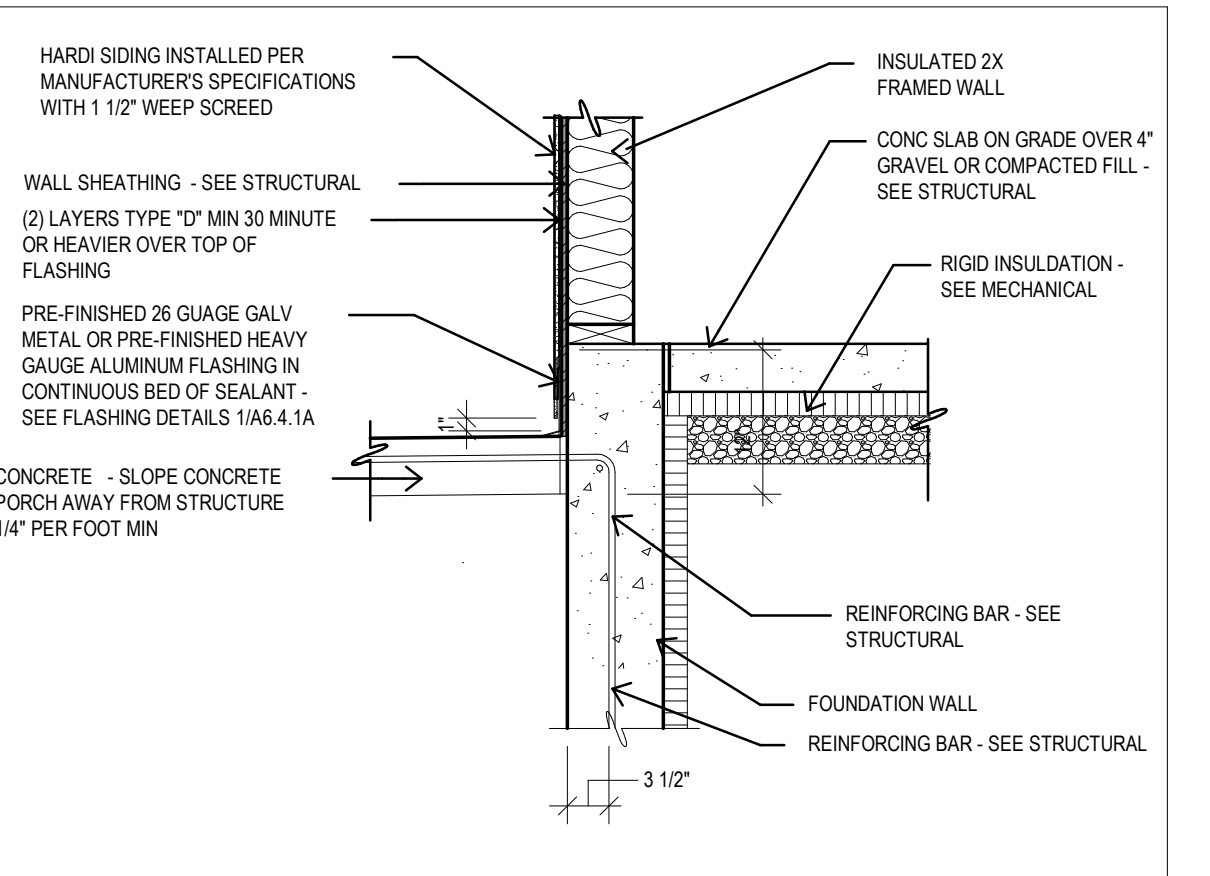
1 L & Z FLASHING @ RESILIENT SURFACE DETAIL-STUCCO/HARDI EXTERIOR SCALE: N.T.S



2 HARDI EXTERIOR AT GRADE SCALE: N.T.S



3 HARDI EXTERIOR AT CONC SCALE: N.T.S



4 HARDI EXTERIOR AT PORCH CAP SCALE: N.T.S

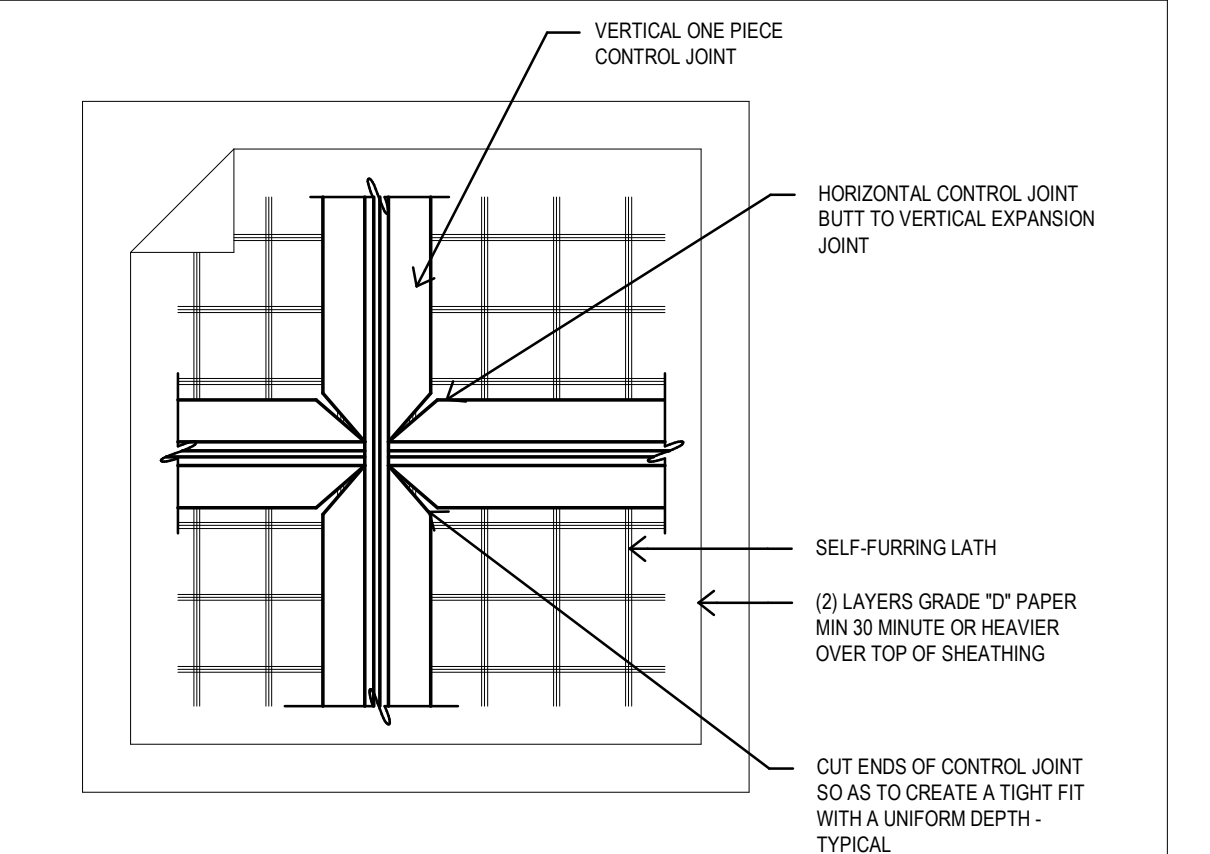
- STUCCO NOTES AND REQUIREMENTS**
- EXPANSION AND CONTROL JOINTS ARE TO BE PLACED BETWEEN ALL MULTI-FAMILY UNITS.
 - IF CONTROL JOINTS ARE NOT SPECIFIED ON THE DRAWINGS, EXPANSION OR CONTROL JOINTS IN THE HARD COAT STUCCO SHOULD BE PLACED SO AS NOT TO ALLOW FOR UNCONTROLLED WALL AREAS OF MORE THAN 144 SQUARE FEET.
 - LOCATE JOINTS STRATEGICALLY AT POINTS WHERE THE BUILDING MOVEMENT IS ANTICIPATED, SUCH AS WALL PENETRATIONS, STRUCTURAL PLATE LINES, JUNCTURES OF DISSIMILAR SUBSTRATE, EXISTING CONSTRUCTION JOINTS IN STRUCTURE, CANTILEVER AREAS AND WHERE COLUMNS OR BEAMS JOIN THE WALLS OR SOFFITS.
 - EXPANSION JOINTS GOVERN OVER CONTROL JOINTS. THE EXPANSION JOINTS TO BE CONTINUOUS AND THE CONTROL JOINTS ABUT.
 - A HORIZONTAL TRIM ACCESSORY JOINT IS RECOMMENDED AT THE FLOOR LINE ON MULTI-STORY WOOD FRAMED CONSTRUCTION. THE INSTALLER NEEDS TO TAKE INTO CONSIDERATION THE SHRINKAGE AND THE COMPRESSION PERPENDICULAR TO GRAIN OF THE WOOD FRAMING MEMBERS FOR THE LOCATION OF JOINTS AND THE TYPE OF JOINTS.
 - THE WATER RESISTANT BARRIER MUST CONTINUE UNBROKEN BEHIND TRIM ACCESSORY JOINTS.
 - TRIMMED ACCESSORY JOINTS ARE TO BE INSTALLED IN FRAMED AND SHEATHED CONSTRUCTION SO AS TO CREATE STUCCO PANELS NO MORE THAN 144 SQ FT IN AS SQUARE A CONFIGURATION AS POSSIBLE. MAXIMUM RECOMMENDED LENGTH (BY MANUFACTURER) OF A PANEL IS 16'-0" SIZE NOT TO EXCEED A 3 TO 1 RATIO.
 - INSTALLATION OF EXPANSION JOINTS OR REVEALS IS TO BREAK THE LATH AND LAP IT OVER ON TOP OF EACH THE FLANGES. CONTROL JOINTS MAY ALSO SERVE AS EXPANSION JOINTS IF SO SPECIFIED AND DETAILED. DO NOT BUTT JOINT AN EXPANSION JOINT INTERSECTIONS - SEE DETAIL 3.
 - CONTROL JOINTS ARE LIMITED IN THEIR DEGREE OF MOVEMENT. EXPANSION JOINTS PROVIDE GREATER MOVEMENT.
 - TRIM ACCESSORY JOINTS TO BE WATER-SEALED BY EMBEDMENT IN CAULK AT INTERSECTIONS, WHEN PLACED END TO END, ABUTTING ON ANOTHER AND AT TERMINATIONS.

5 STUCCO NOTES AND REQUIREMENTS SCALE: N.T.S

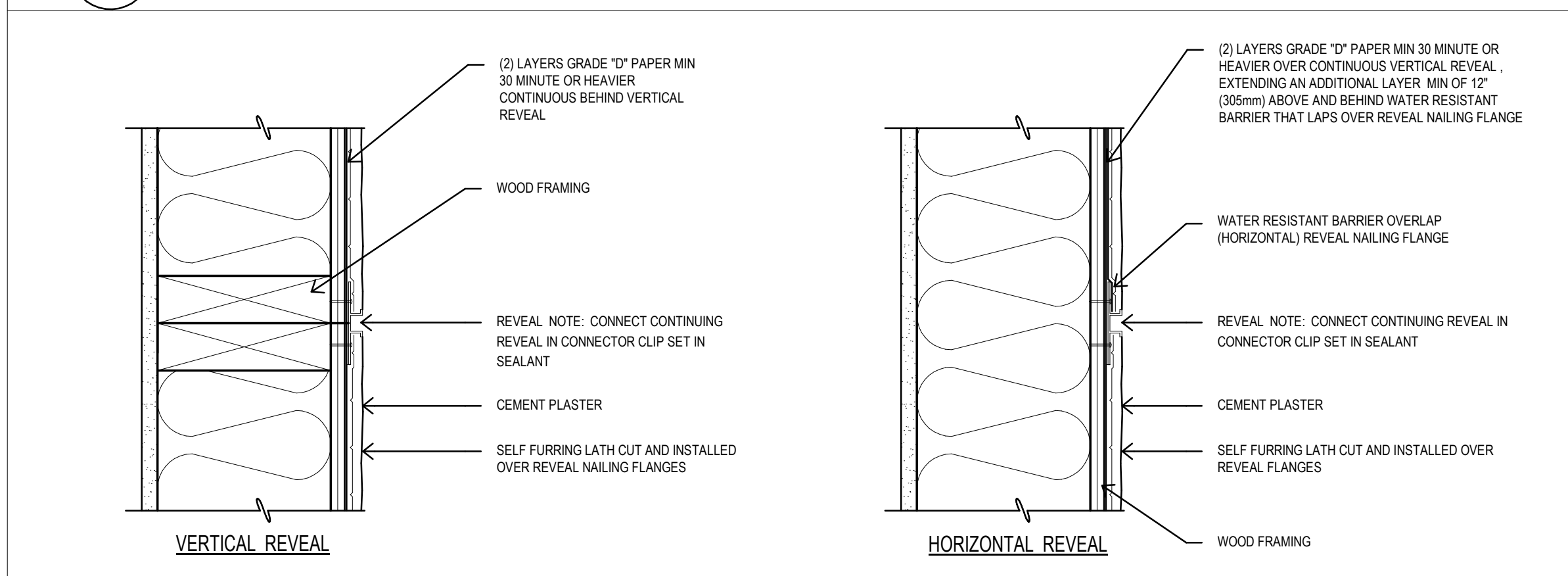
- INSTALL VERTICAL JOINTS CONTINUOUSLY AND TO ABUT HORIZONTAL JOINTS TO VERTICAL. THE USE OF HORIZONTAL REVEALS, FLASHING DESIGNS AND / OR OTHER HORIZONTAL SURFACE BREAKS MAY PREVENT CONTINUOUS VERTICAL JOINTS.
 - INSTALL LONGEST POSSIBLE LENGTHS CONTINUOUSLY. NO TERMINATION OF A SECTION WITHIN 24 INCHES (600 MM) OF AN INTERSECT. WITH THE EXCEPTION OF PRE-MANUFACTURED TRIM ACCESSORY JOINT INTERSECTIONS.
 - SHEATHED FRAMED CONSTRUCTION WITH VERTICAL TRIM ACCESSORY JOINTS THAT REQUIRE THE TATH TO BE TERMINATED (CUT) AND INSTALLED ON TOP OF THE FLANGES SHALL BE PLACED AT FRAMING MEMBER LOCATIONS. LATH SHALL BE ATTACHED WITH APPROPRIATE FASTENERS THROUGH THE TRIM ACCESSORY FLANGE, SHEATHING AND INTO THE FRAMING MEMBER. THE LATH FLANGE ON EACH SIDE OF THE TRIM ACCESSORY JOINT IS RECOMMENDED TO BE ATTACHED TO A FRAMING MEMBER. DOUBLE FRAMING SUPPORTS MAY BE REQUIRED AT THESE LOCATIONS. THIS CONDITION DOES NOT PERTAIN TO CONTROL JOINTS INSTALLED OVER CONTINUOUS LATH.
 - SELECT THE EXPANSION JOINT THAT RELATES TO THE MOVEMENT OF THE SUBSTRATE TO WHICH IT IS ATTACHED. STANDARD MANUFACTURED EXPANSION JOINTS HAVE A LIMITED MOVEMENT.
- NOTE:**
SECTIONS OF FLASHING OR TRIM ACCESSORIES THAT BUTT EACH OTHER (AT CORNERS OR ANOTHER CONDITION) NEED TO BE LAPPED, CAULKED, OR HAVE A STRIP OF SELF ADHERING MEMBRANE OVER THE JOINTS. THIS IS TO PREVENT MOISTURE FROM GETTING TO THE BUILDING STRUCTURE.

- APPLICATION OF ACCESSORIES REQUIREMENTS**
- ALL METAL ACCESSORIES SHALL BE INSTALLED IN SUCH A MANNER THAN FLANGES AND CLIPS PROVIDED FOR THEIR ATTACHMENT ARE COMPLETELY EMBEDDED IN THE PLASTER.
 - ACCESSORIES SHALL BE ATTACHED TO SUBSTRATE IN SUCH A MANNER AS TO ENSURE PROPER ALIGNMENT DURING APPLICATION OF PLASTER. FLANGES OF ACCESSORIES SHALL BE SECURED TO THE FACE OF THE PLASTER BASE AT NOT MORE THAN 7 INCHES (178 mm) INTERVALS ALONG SUPPORTS.
 - CORNER BEADS SHALL BE INSTALLED TO PROTECT ALL EXTERNAL CORNERS AND TO ESTABLISH GROUNDS.
 - EXTERNAL CORNER REINFORCEMENT SHALL BE INSTALLED TO REINFORCE ALL EXTERNAL CORNERS WHERE CORNER BEAD IS NOT USED. WHERE NO EXTERNAL CORNER REINFORCEMENT OR CORNER BEAD IS USED, LATH SHALL BE FURRED OUT AND CARRIED AROUND CORNERS NOT LESS THAN ONE SUPPORT ON FRAMED CONSTRUCTION.
 - NONLOAD BEARING MEMBERS SHALL BE ISOLATED FROM LOAD BEARING MEMBERS, AND ALL PENETRATING ELEMENTS, WITH CASING BEADS, OR OTHER SUITABLE MEANS TO AVOID TRANSFER OF STRUCTURAL LOADS, AND TO SEPERATE FROM DISSIMILAR MATERIALS.
 - CONTROL JOINTS SHALL BE FORMED BY USING A SINGLE PREFABRICATED MEMBER OR FABRICATED BY INSTALLING CASING BEADS BACK TO BACK WITH A FLEXIBLE BARRIER MEMBRANE BEHIND THE CASING BEADS. THE SEPERATION SPACING SHALL BE NOT LESS THAN 1/8" (3.2 mm) OR AS REQUIRED BY THE ANTICIPATED THERMAL EXPOSURE RANGE.

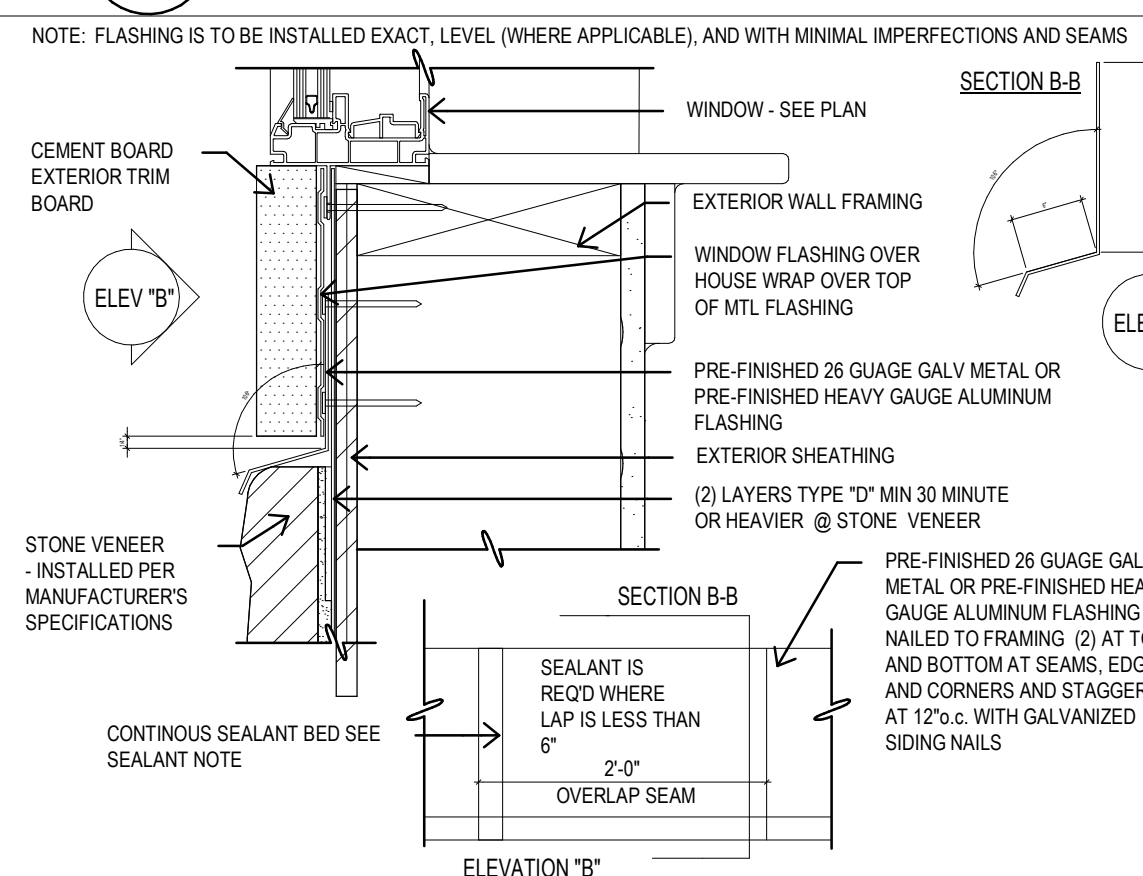
6 APPLICATION OF STUCCO ACCESSORIES REQUIREMENTS SCALE: N.T.S



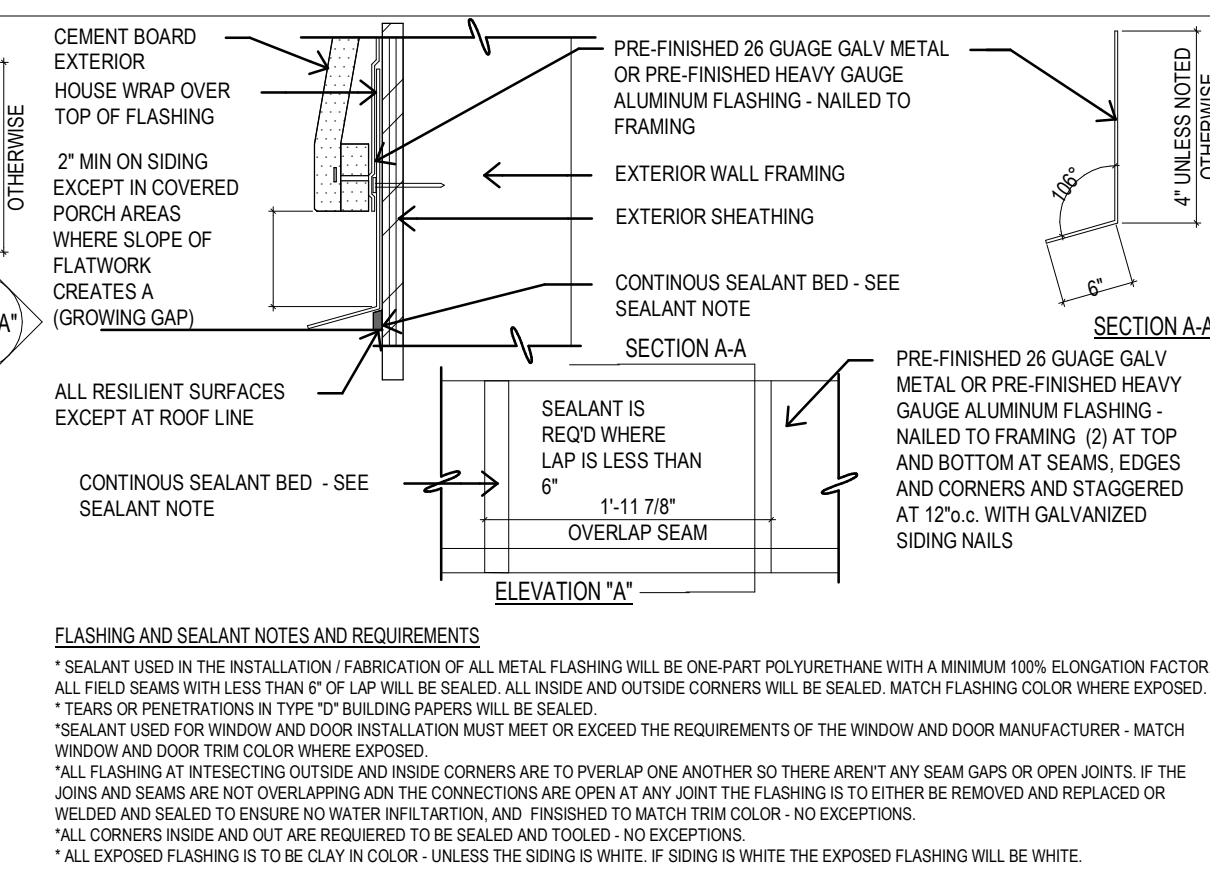
7 EXPANSION JOINT INTERSECTION SCALE: N.T.S



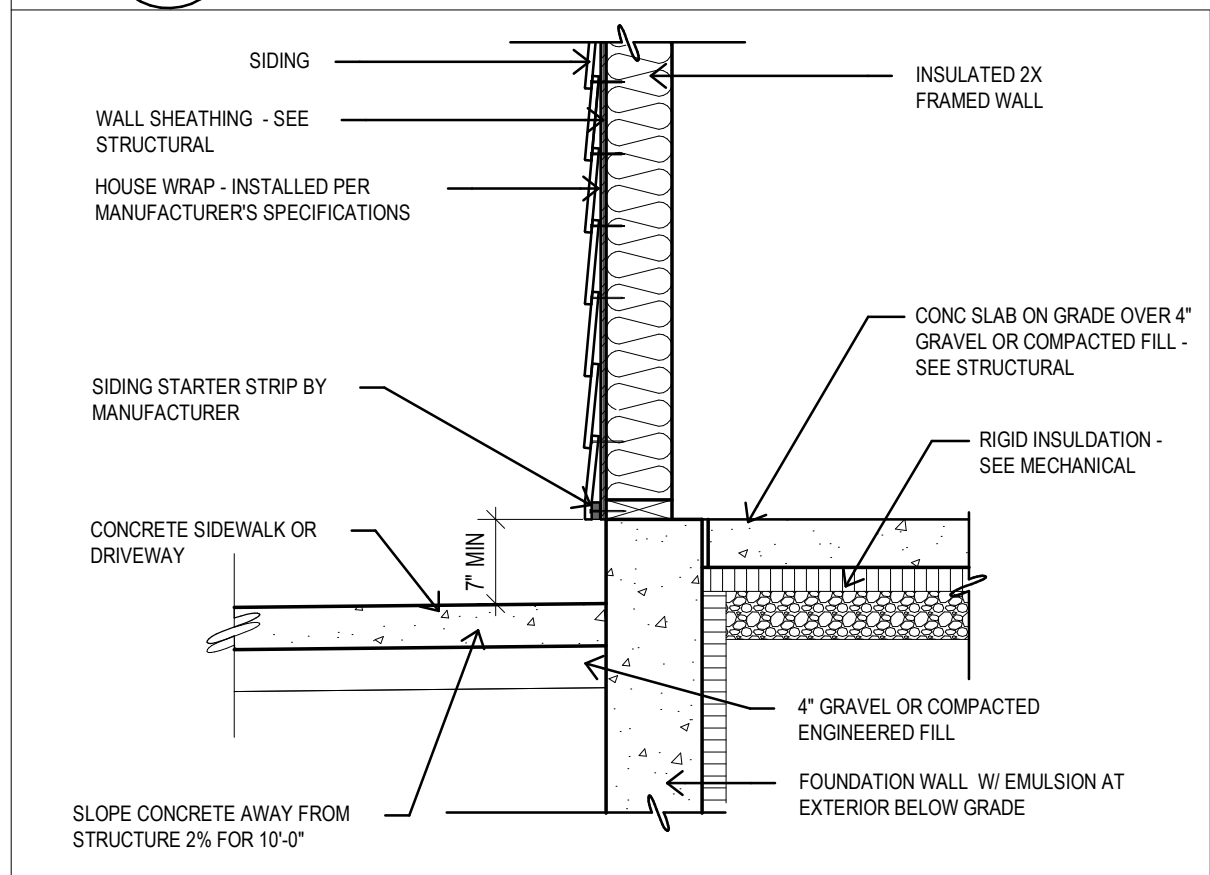
8 STUCCO REVEAL PROFILE SCALE: N.T.S



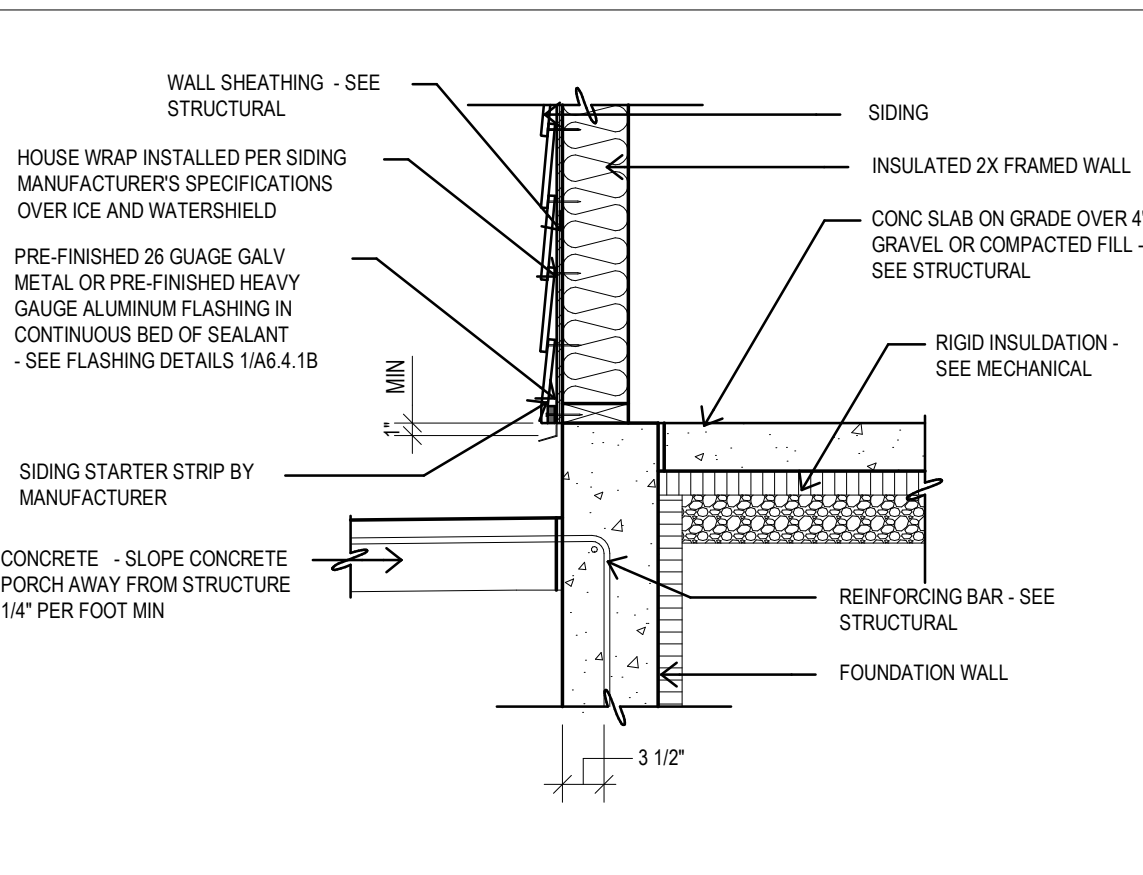
9 L & Z FLASHING @ RESILIENT SURFACE DETAIL-SIDING EXTERIOR SCALE: N.T.S



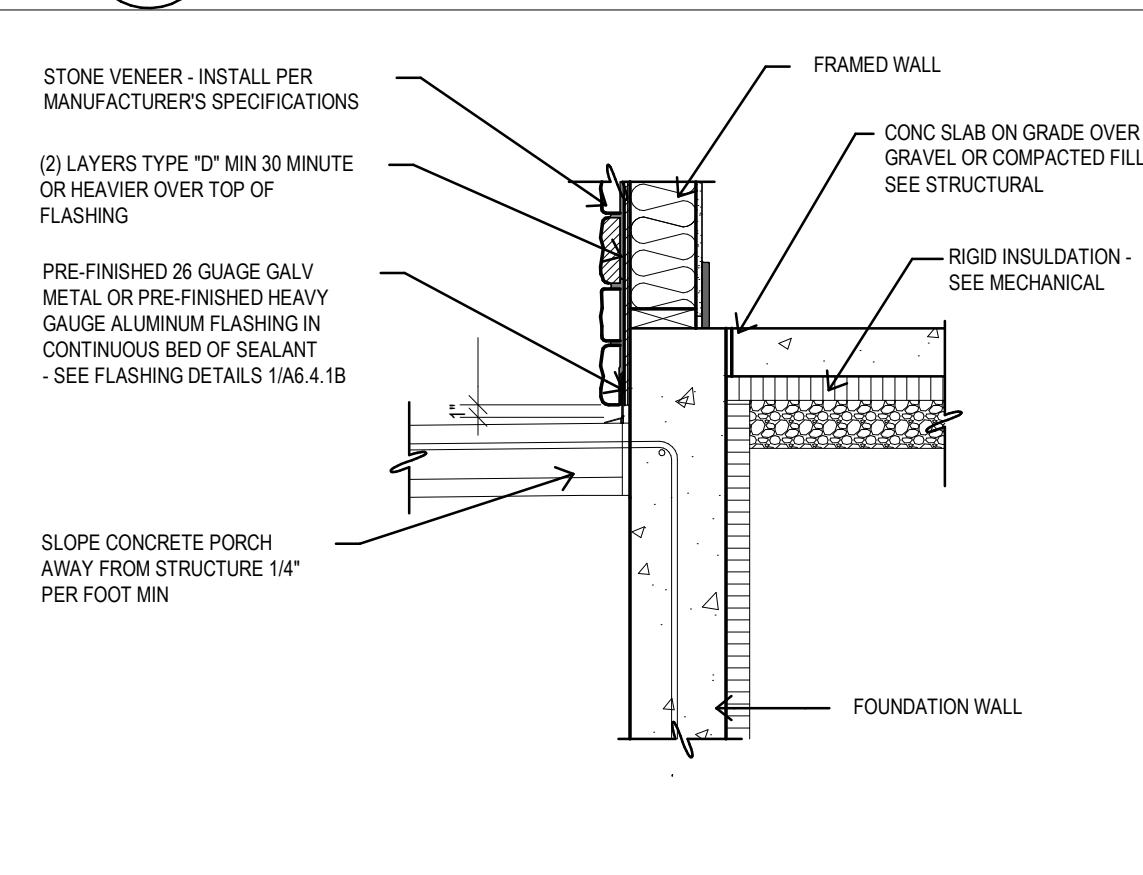
10 SIDING EXTERIOR AT GRADE SCALE: N.T.S



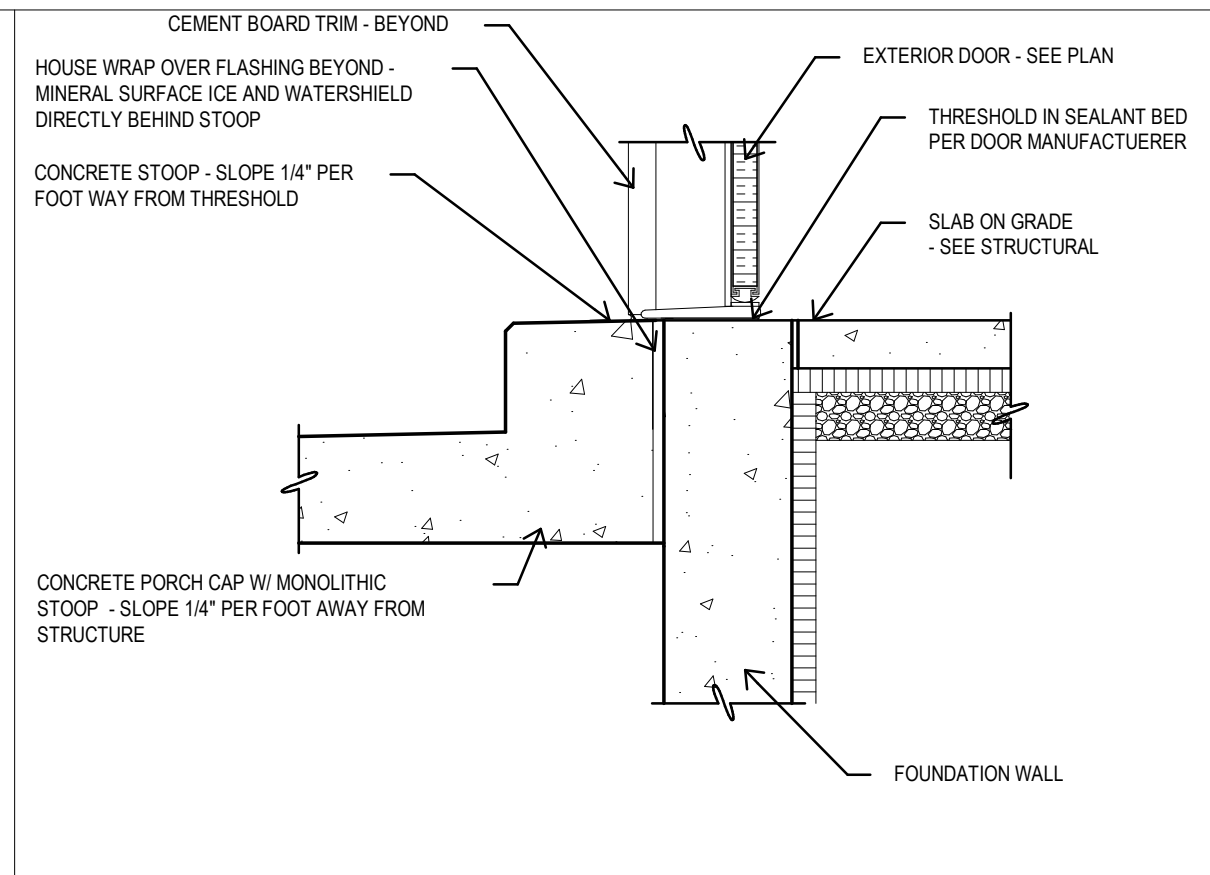
11 SIDING EXTERIOR AT CONCRTE SCALE: N.T.S



12 SIDING EXTERIOR PORCH CAP SCALE: N.T.S



13 STONE AT PORCH CAP SCALE: N.T.S

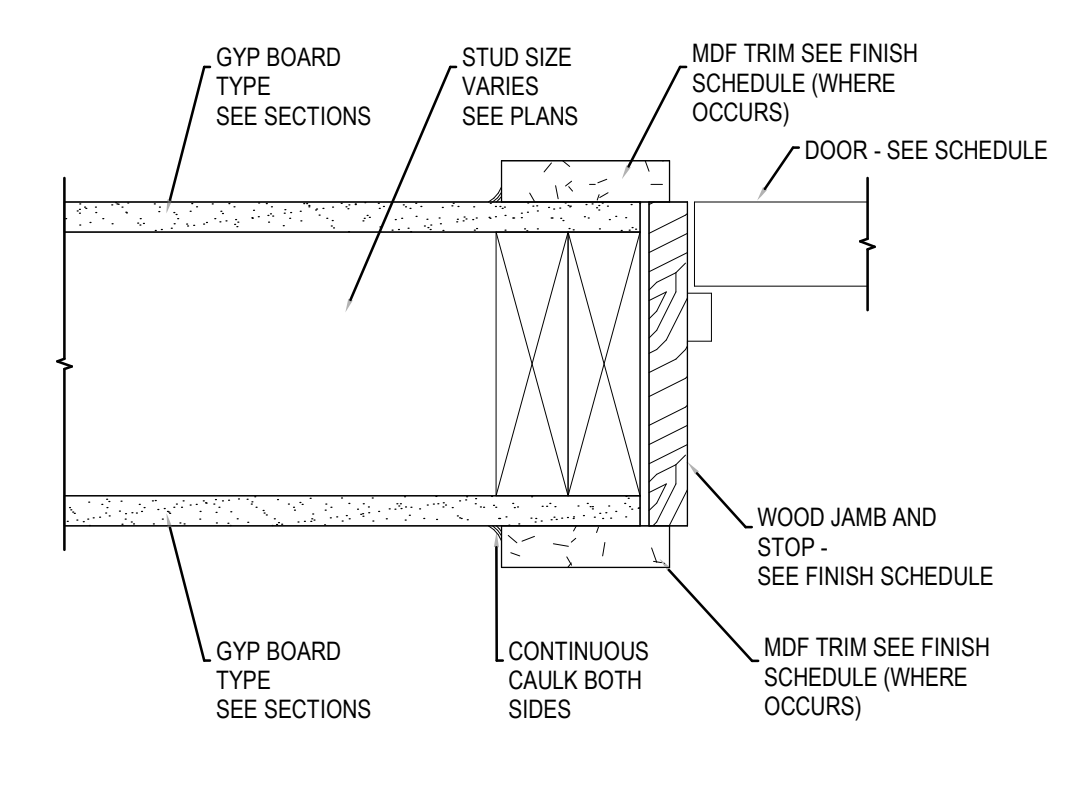


14 DOOR THRESHOLD AT PORCH CAP SCALE: N.T.S

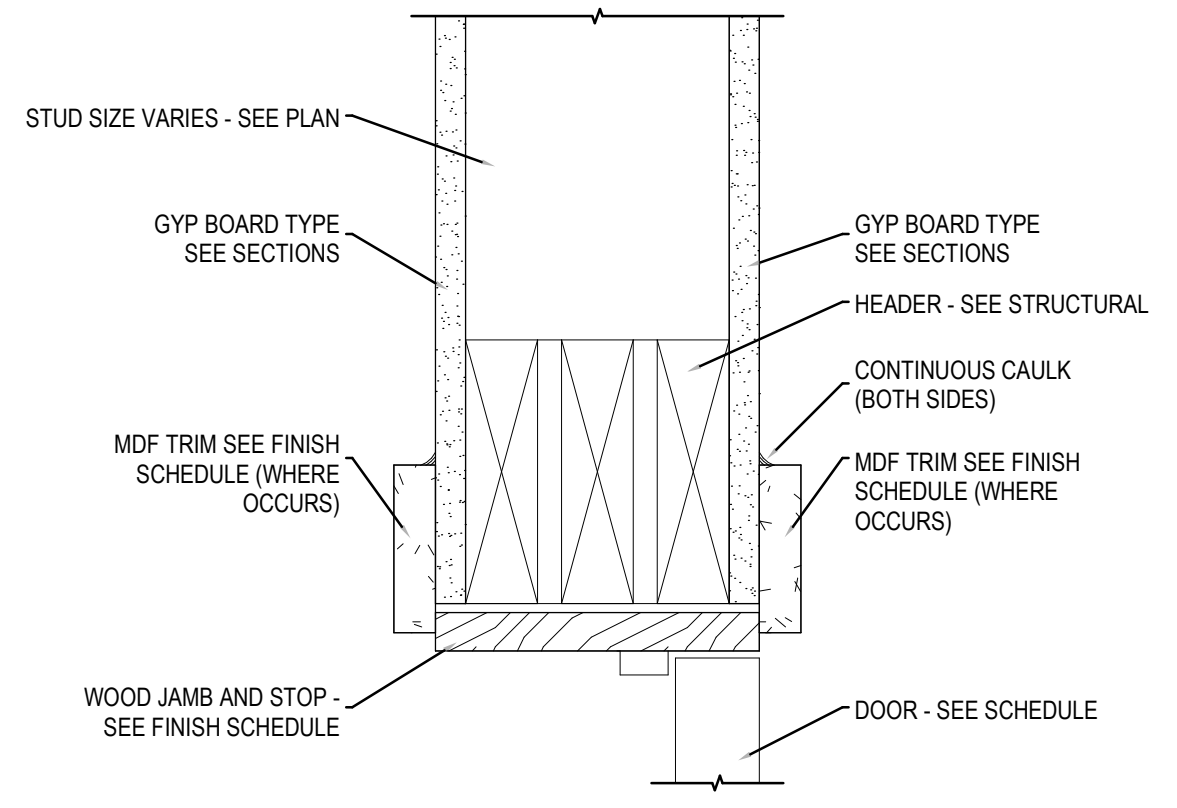
EXTERIOR FINISH DETAILS

SCALE: 3/4" = 1'-0"

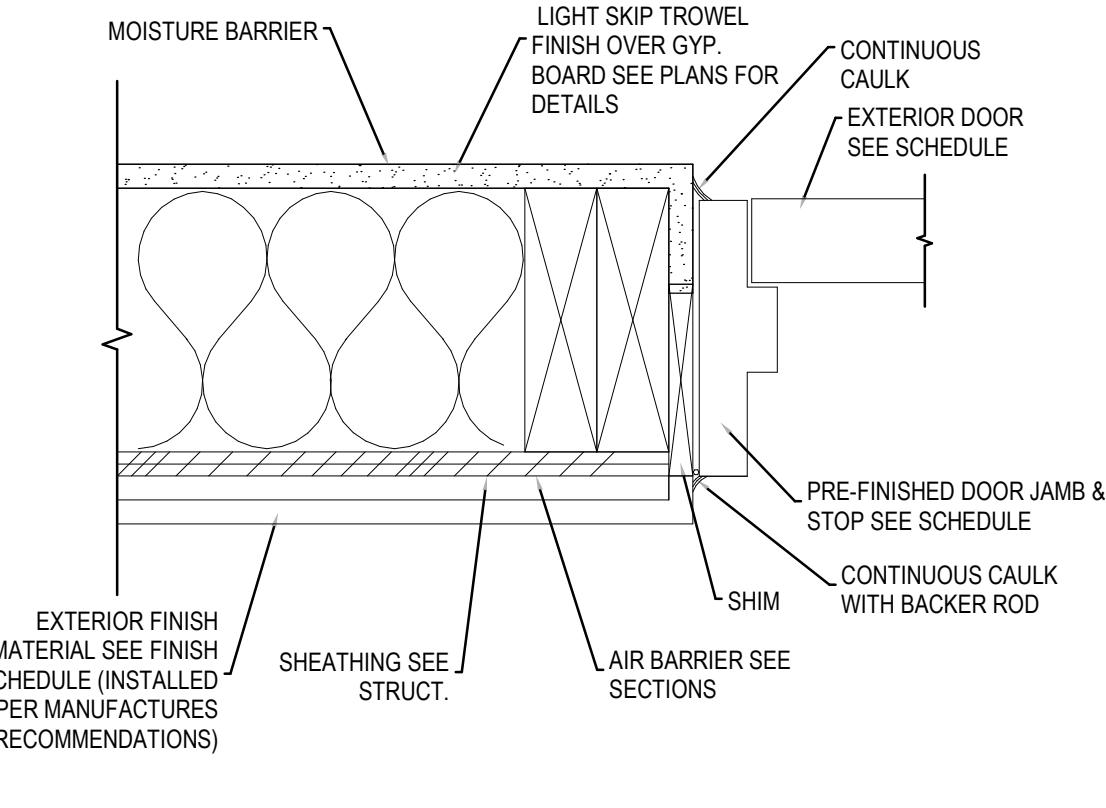
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A INTERIOR JAMB DETAIL
SCALE: 3" = 1'-0"

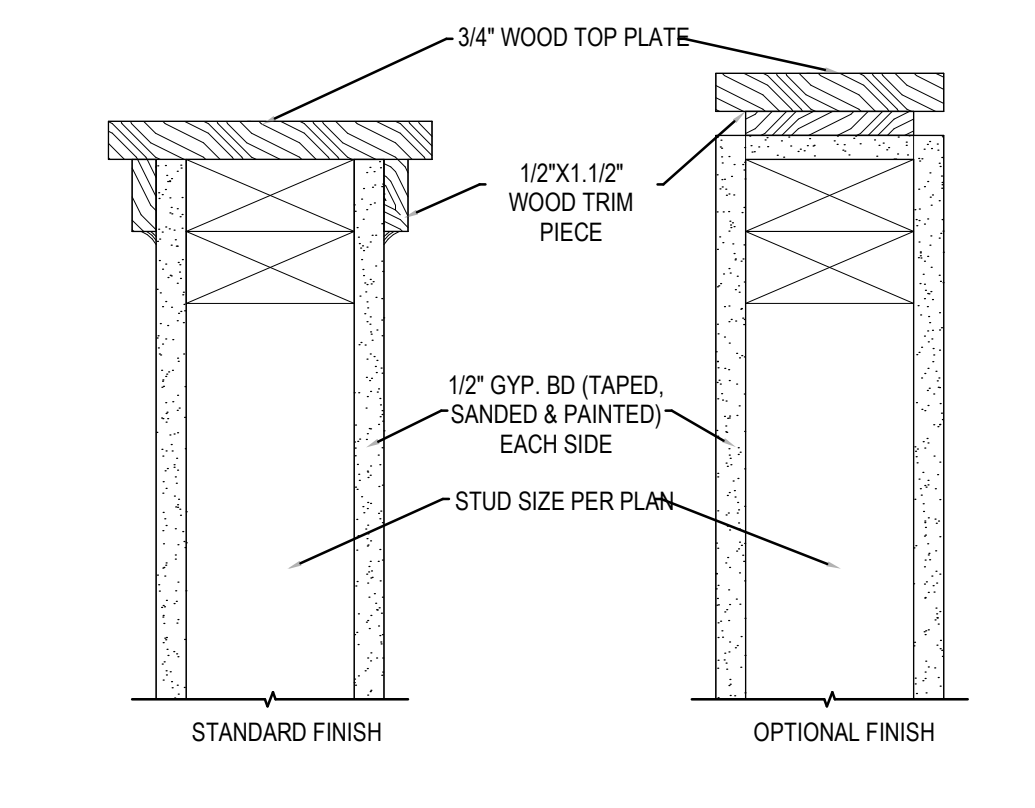


B INTERIOR HEADER DETAIL
SCALE: 3" = 1'-0"

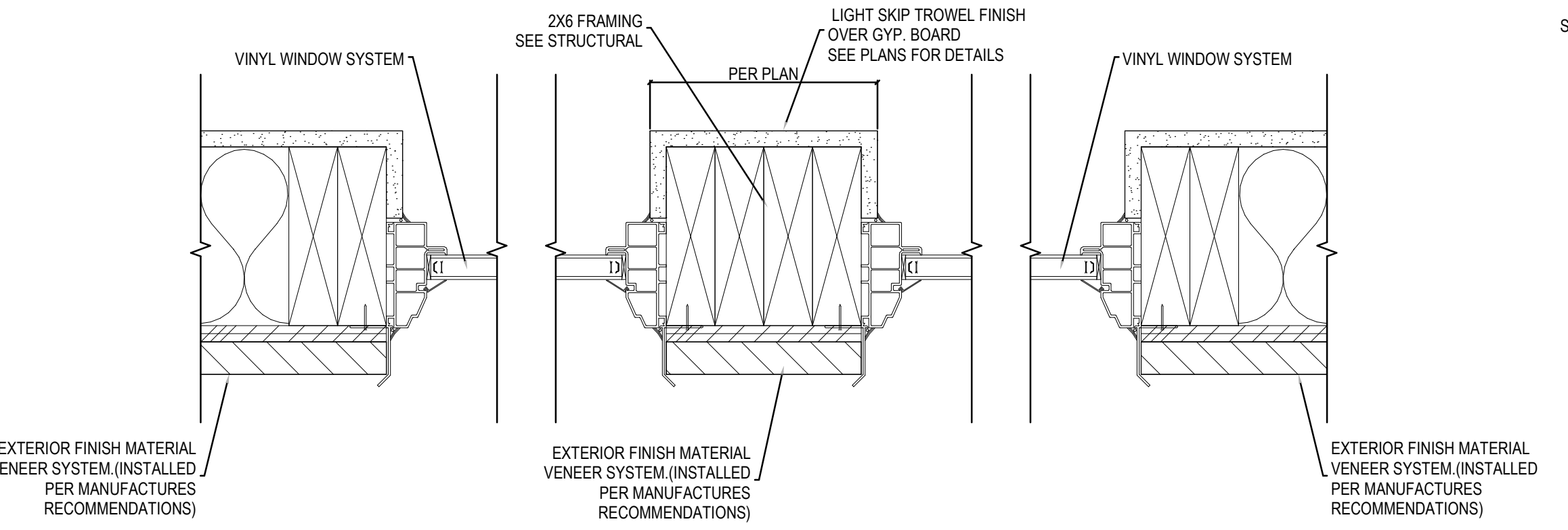


C EXTERIOR JAMB DETAIL
SCALE: 3" = 1'-0"

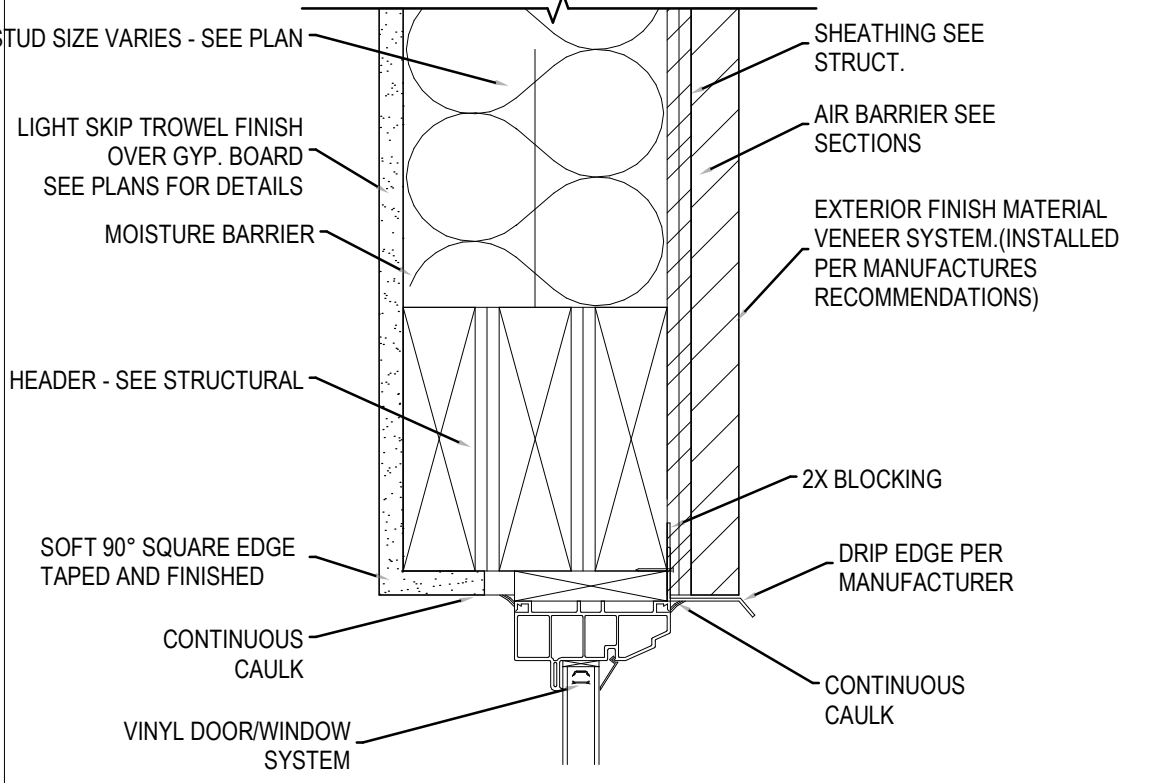
NOT USED
SCALE: 3" = 1'-0"



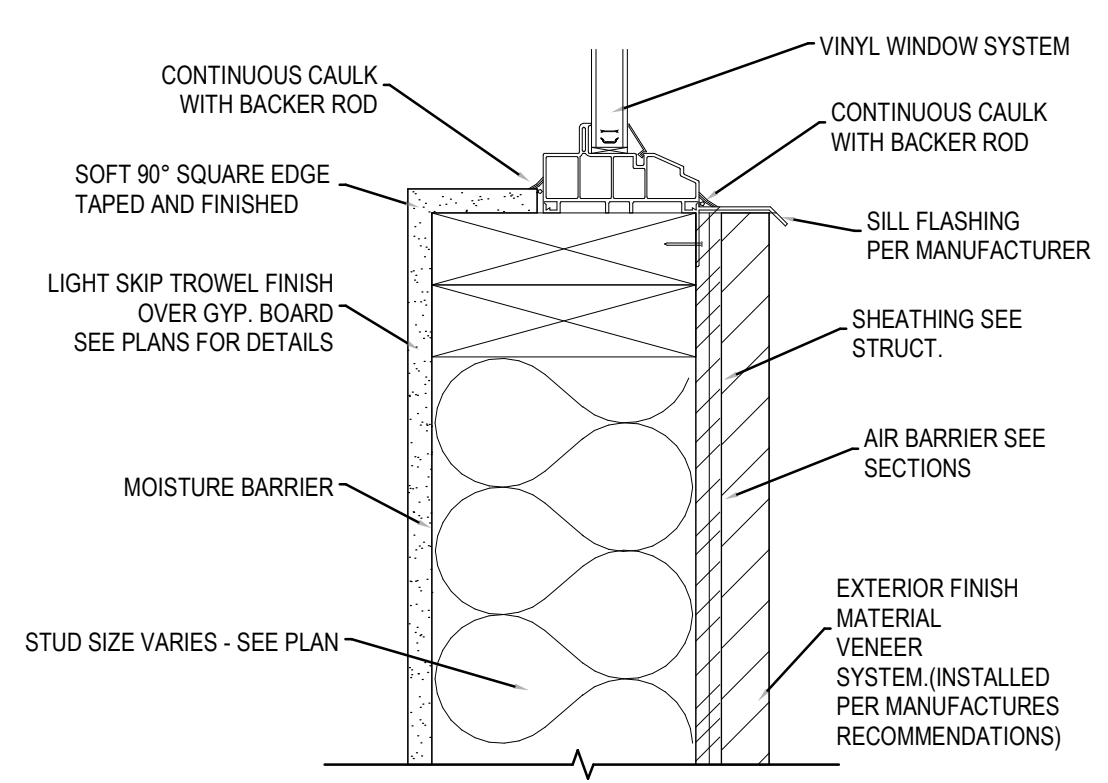
E TOP OF PONY WALL DETAIL
SCALE: 3" = 1'-0"



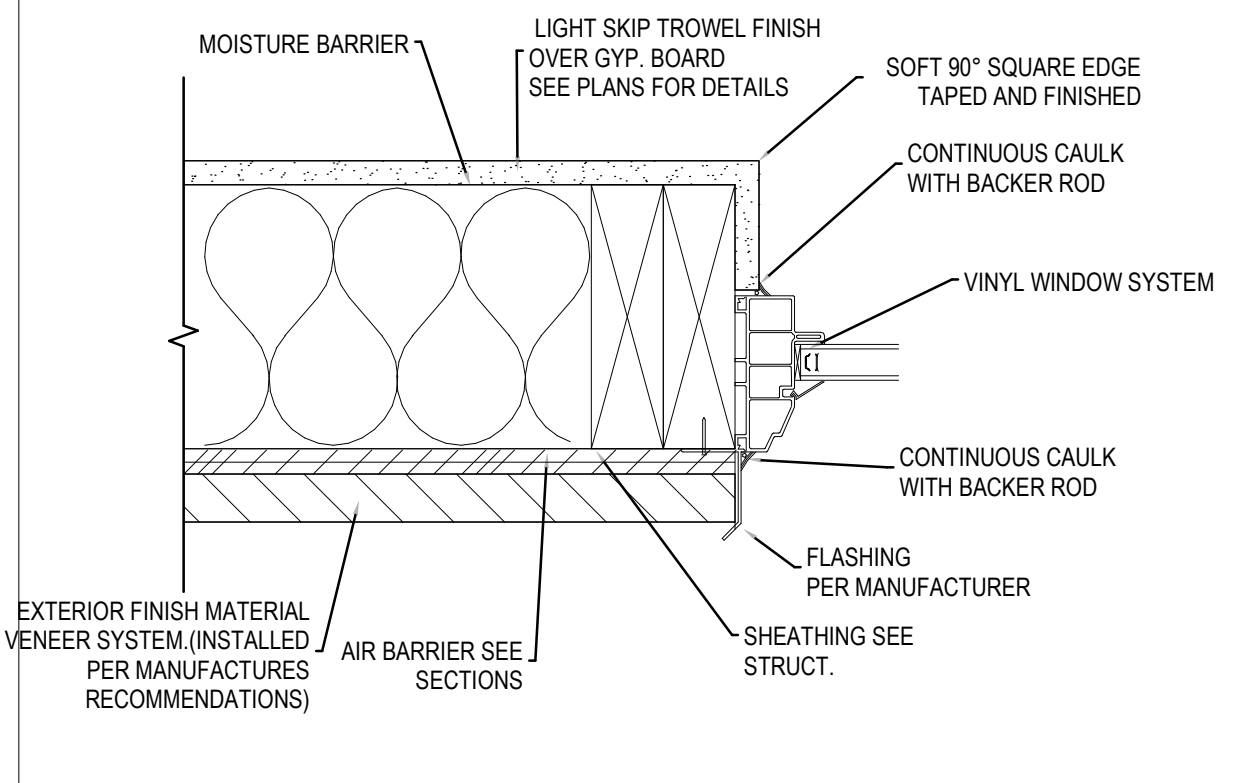
F JAMB BETWEEN WINDOWS DETAIL
SCALE: 3" = 1'-0"



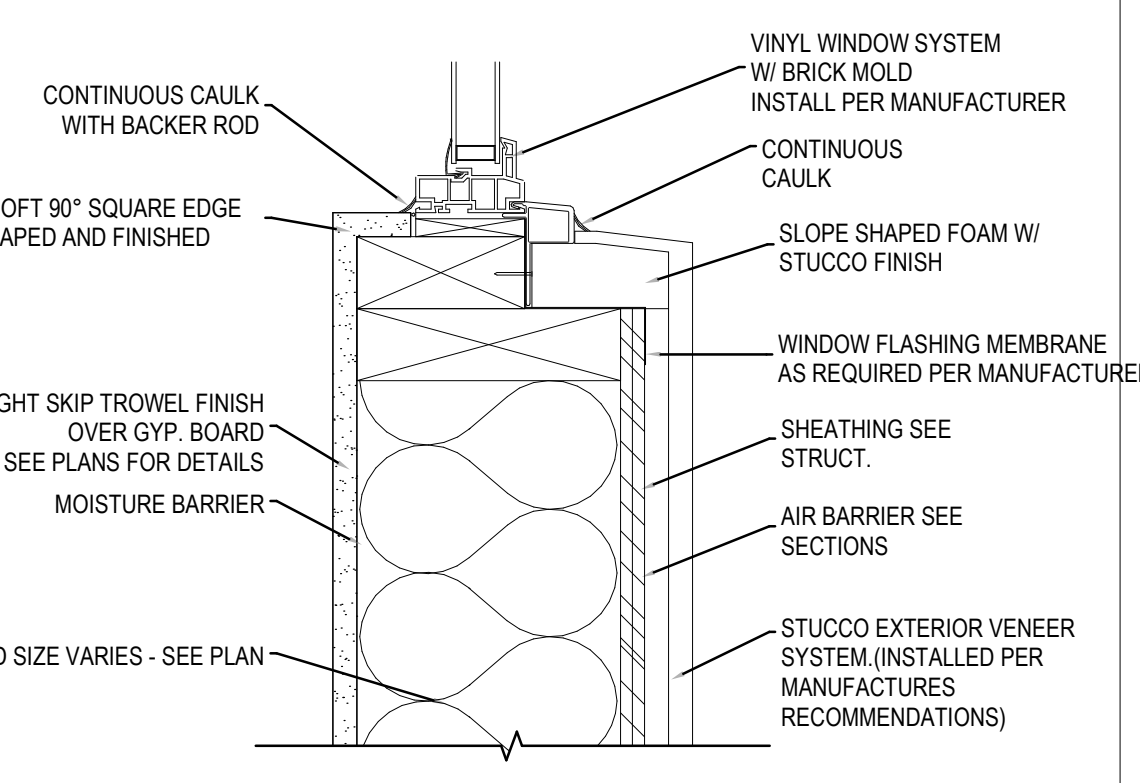
G HEADER DETAIL
SCALE: 3" = 1'-0"



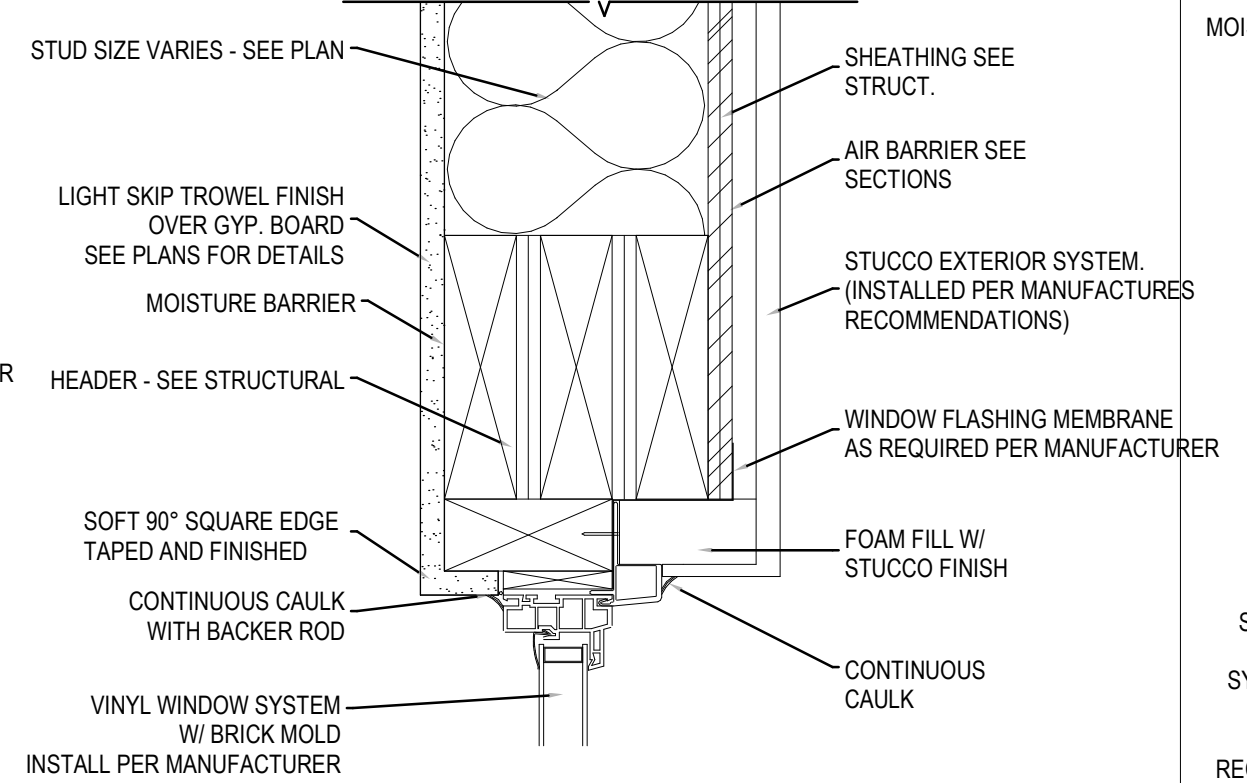
H SILL DETAIL
SCALE: 3" = 1'-0"



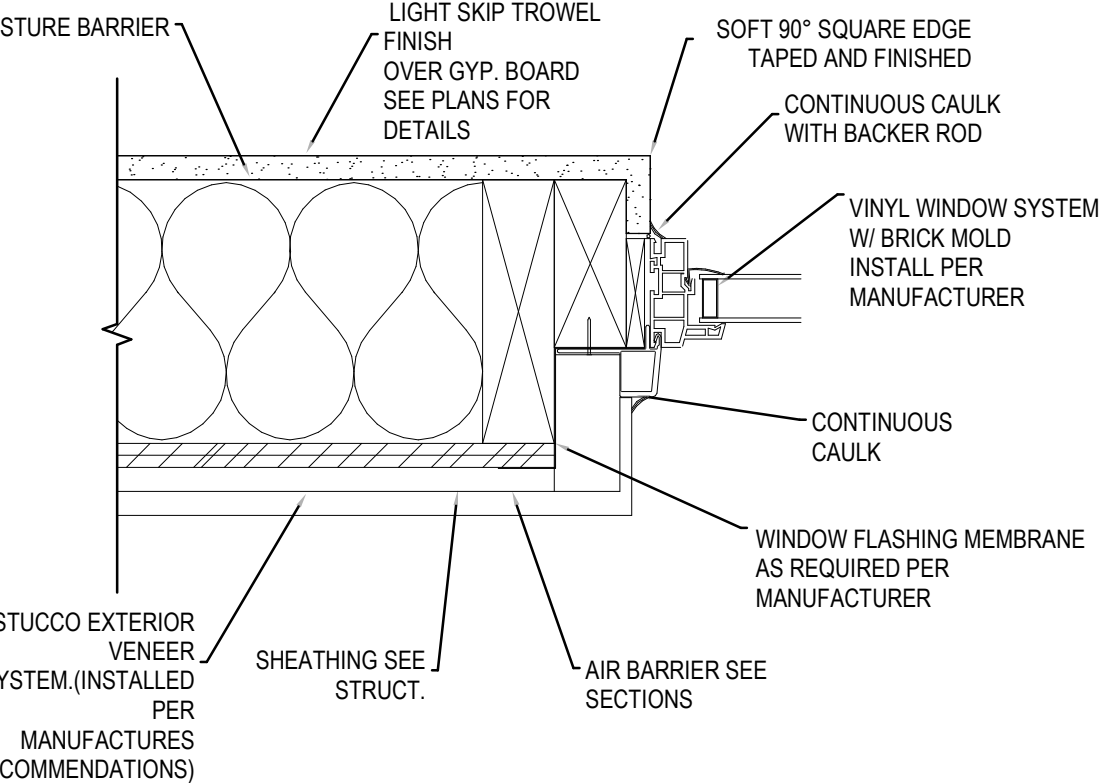
J JAMB DETAIL
SCALE: 3" = 1'-0"



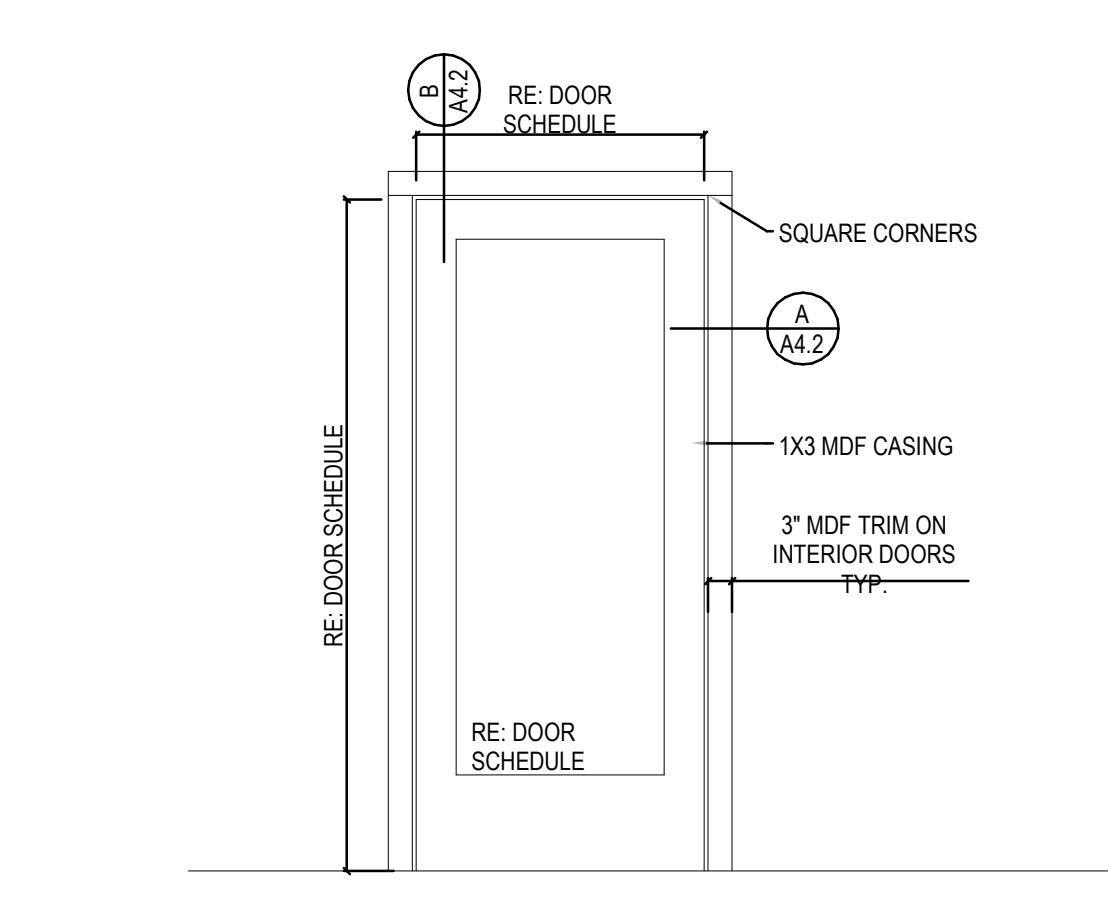
K SILL DETAIL @ STUCCO
SCALE: 3" = 1'-0"



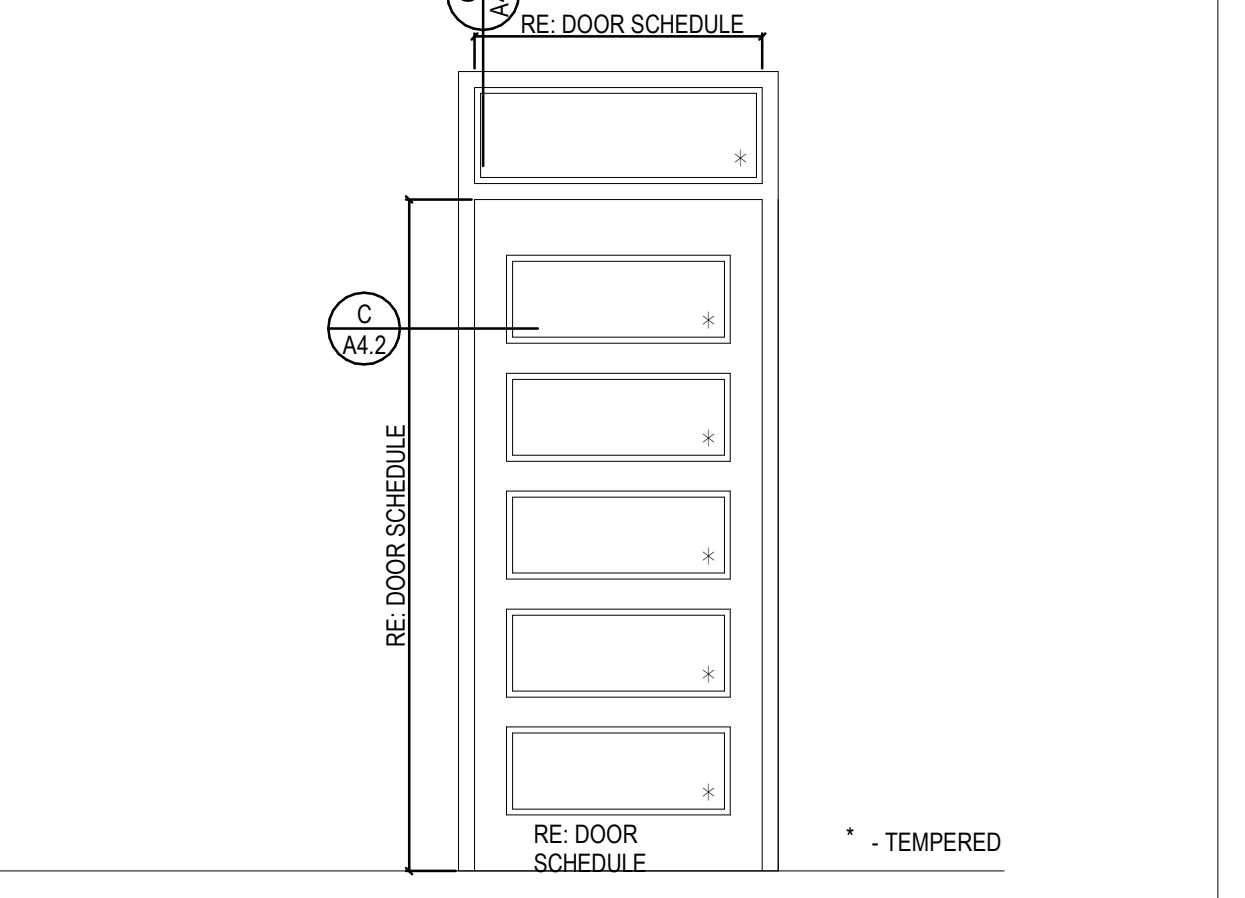
L HEADER DETAIL @ STUCCO
SCALE: 3" = 1'-0"



M JAMB DETAIL @ STUCCO
SCALE: 3" = 1'-0"



N TYP. INTERIOR DOOR
SCALE: 1/2" = 1'-0"



P TYP. EXTERIOR DOOR
SCALE: 1/2" = 1'-0"

NOTE: THE U-FACTOR & SHGC FOR EACH GLAZED FENESTRATION PRODUCT (DOOR, WINDOW, ETC.) SHALL BE DETERMINED IN ACCORDANCE WITH THE NFRC 100-97 (PROCEDURE FOR DETERMINING U-FACTORS) & NFRC 200-95 (PROCEDURE FOR PRODUCT SOLAR HEAT GAIN COEFFICIENTS). ONCE THE PROJECT BEGINS, THE SUCCESSFUL CONTRACTOR SHALL USE THE CMA METHOD (COMPONENT MODELING APPROACH) TO GENERATE A "BID REPORT" FOR SITE-BUILT PRODUCTS THAT ARE TO BE INSTALLED. ONCE ALL PRODUCTS ARE INSTALLED, BUT PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL RETAIN AN ACE (APPROVED CALCULATION ENTITY) TO GENERATE THE NFRC LABEL CERTIFICATE FOR THE PROJECT BASED ON THE ACTUAL PRODUCT INSTALLED. SEE ENVELOPE COMPLIANCE CERTIFICATE FOR PROJECT.

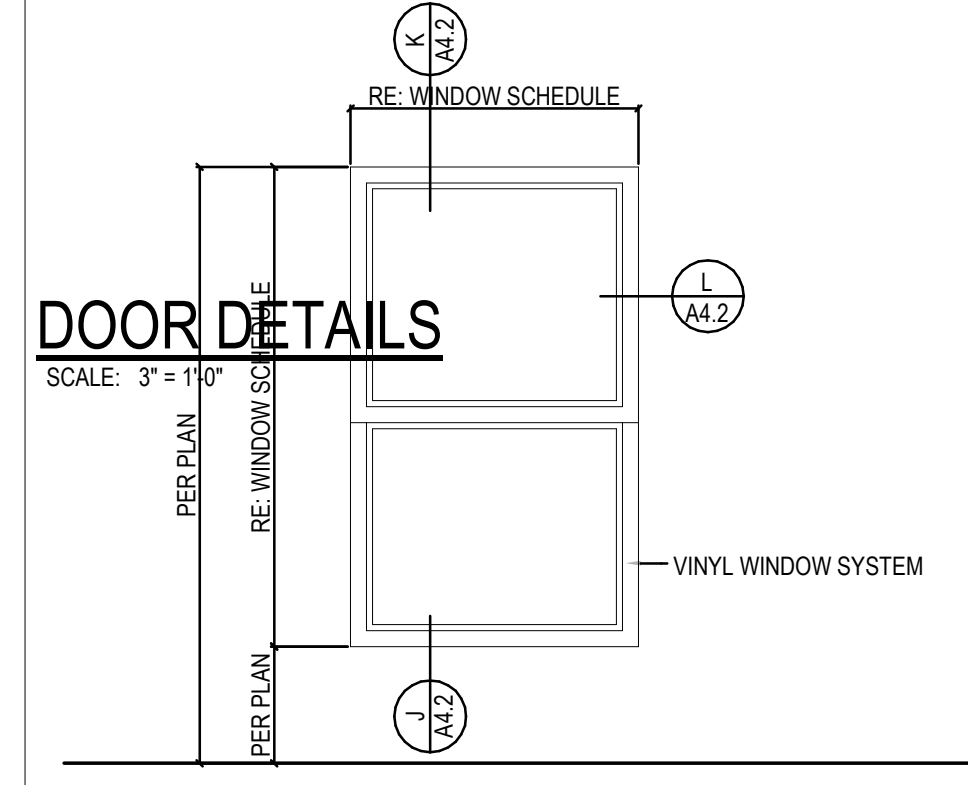
NOTE: TO PREVENT HEAT BUILD-UP AT ALL SPANDREL WINDOW LOCATIONS DRILL 3/4" HOLES @ 12" O/C IN THE STUDS - ALL 4 SIDES AND SURROUNDING SHEATHING TO VENT THE SPACE BEHIND THE WINDOW

NOTE: -VERIFY ALL PANEL STYLES ON DOORS W/ OWNER -ALL HARDWARE TO BE BRUSHED CHROME

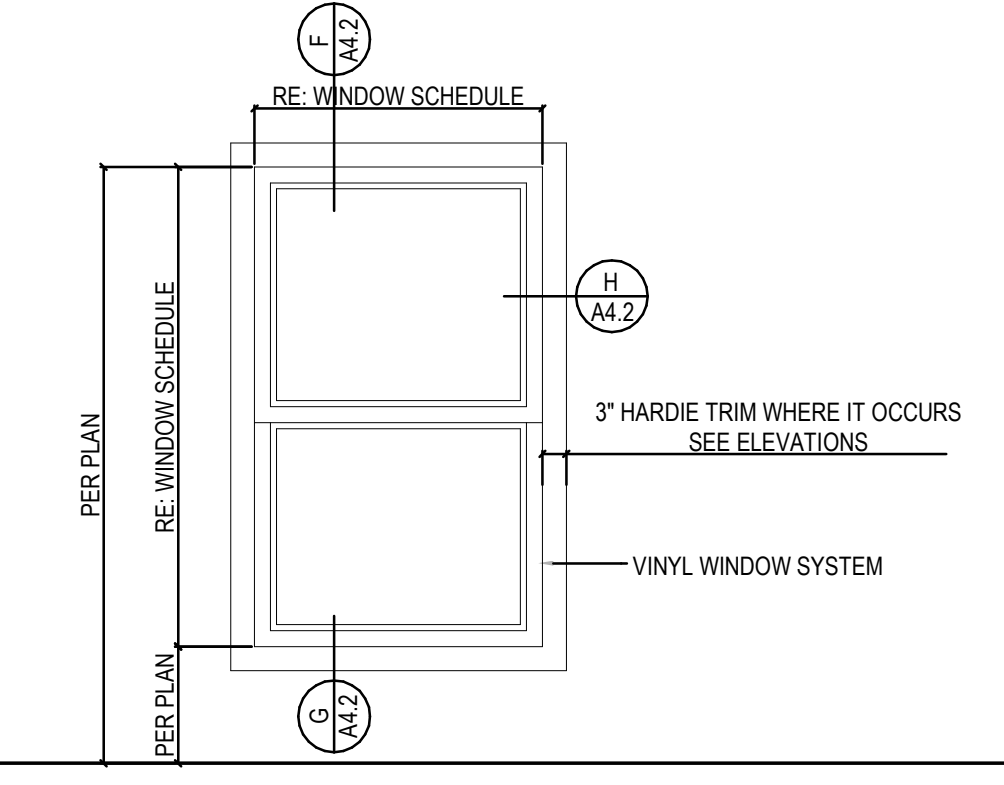
-GLAZING REQUIREMENTS - GLAZING TO BE INSULATED, LOW "E" ON ALL SIDES (CLEAR) - TYPICAL U.N.O

NOTE: HOLLOW METAL DOOR FRAMES THE DOOR FRAME DETAILS FOR INTERIOR WALLS DO NOT INDICATE THROAT DIMENSION TO INCLUDE ANY SHEAR WALL MATERIAL. IT IS THE RESPONSIBILITY OF THE DOOR/FRAME SUPPLIER TO REVIEW THE STRUCTURAL SHEAR WALL DRAWINGS AND ACCOUNT FOR ANY INCREASE IN DOOR FRAME THROAT DIMENSION DUE TO SHEAR WALL MATERIAL.

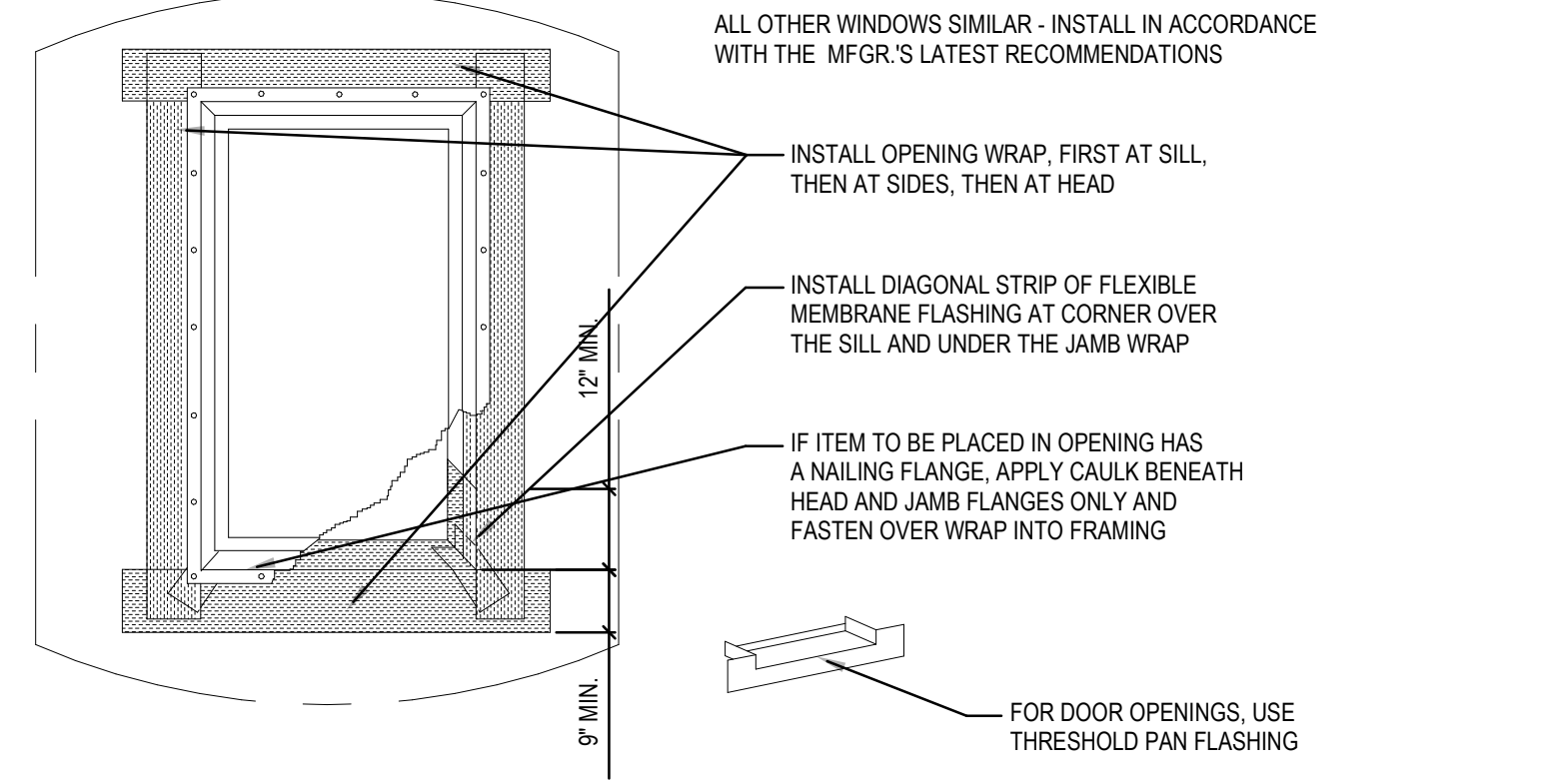
- * = TEMPERED GLASS (SEE FLOOR PLANS/ELEVATIONS FOR ADDITIONAL LOCATIONS).
 - S = SPANDREL GLASS (SEE FLOOR PLANS/ELEVATIONS FOR ADDITIONAL LOCATIONS).
 - R = RATED GLASS (SEE FLOOR PLANS/ELEVATIONS FOR ADDITIONAL LOCATIONS).
- 2015 IRC REQ U FACTOR OF .32 OR BETTER IN CLIMATE ZONE 5. TABLE N1 102.1.2



Q TYP. WINDOW DETAIL
SCALE: 1/2" = 1'-0"



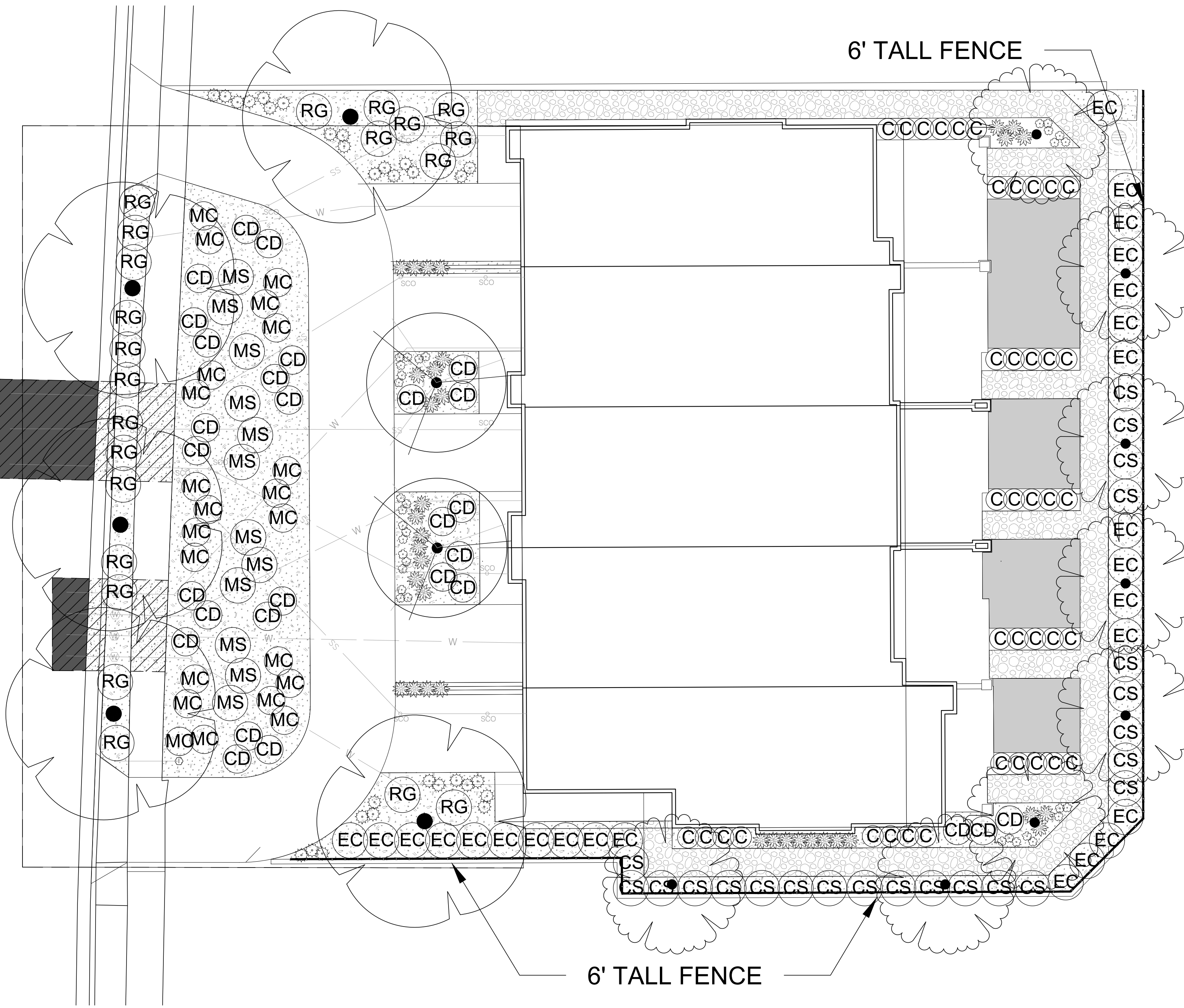
R TYP. WINDOW DETAIL
SCALE: 1/2" = 1'-0"



S TYP. WINDOW / DOOR FLASHING DETAIL
N.T.S.

DOOR WINDOWS-DETAILS
SCALE: 1/2" = 1'-0"

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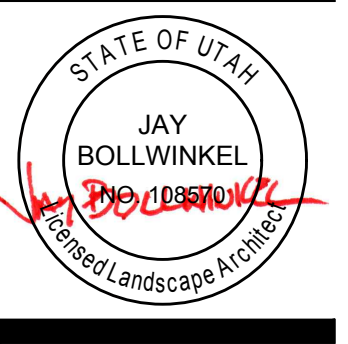


PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	HYDROZONE	QTY	
	CR	CERCIS RENIFORMIS	MEXICAN REDBUD	2" CAL	20' X 20'		8	
	PA	PRUNUS X YEDOENSIS 'AKEBONO'	AKEBONO YOSHINO CHERRY	2" CAL	20' X 20'	TD4	2	
	ZV	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN SAWLEAF ZELKOVA	2" CAL	35' X 30'	TD4	5	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	HYDROZONE	QTY	
	CD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	5 GAL	4' X 4'	SD2	29	
	CS	CORNUS SERICEA 'CARDINAL'	CARDINAL RED TWIG DOGWOOD	5 GAL	5' X 5'	SD4	23	
	MC	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	3' X 4'	SE3	22	
	RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	5' X 5'	GV1	22	
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	HYDROZONE	QTY	
	C	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	5 GAL	3' X 3'		39	
	EC	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	5' X 5'	TW2	25	
	HS	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	SAPPHIRE BLUE OAT GRASS	5 GAL	2' X 2'	TW1	30	
	MS	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	5 GAL	5' X 5'	TW2	12	
PERENNIAL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	HYDROZONE	QTY	
	GW	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'	WHIRLING BUTTERFLIES GAURA	5 GAL	30" X 30"	P1	21	
	HO	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	5 GAL	16" X 16"	P3	33	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	HYDROZONE	SPACING	QTY
	RM	1" CRUSHED ROCK MULCH	PROVIDE SAMPLES FOR REVIEW AND APPROVAL	4" DEPTH				1,291 SF
	BB	BIO BLUE	BIO BLUE - BLUE GRASS MIX	SOD	4" X 18"			733 SF
	BM	SHREDDED BARK MULCH	PROVIDE SAMPLE FOR REVIEW AND APPROVAL	4" DEPTH				3,741 SF

LANDSCAPE PLANTING NOTES

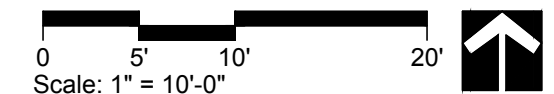
1. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS. IF ANY PART OF THE PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITION, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
2. EXACT LOCATIONS OF PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATIONS IN FIELD.
3. VERIFY PLANT COUNTS: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND.
4. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
5. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE AS DESIGNATED ON THE DRAWINGS.
6. ALIGN AND EQUALLY SPACE, IN ALL DIRECTIONS, ALL PLANT MATERIAL AS DESIGNATED PER THE DRAWINGS.
7. LANDSCAPE ARCHITECT WILL REVIEW PLANT MATERIALS BY PHOTOGRAPHS FURNISHED BY CONTRACTOR PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
8. MULCH IN PLANT BEDS: MULCH & WEED BARRIER - SHREDDED BARK MULCH PLACED AS TOP DRESSING TO A 4" DEPTH. INSTALL 20 YR. WEED BARRIER PRIOR TO PLACING BARK MULCH. SUBMIT SAMPLES FOR APPROVAL. MULCH AND WEED BARRIER TO BE PLACED IN ALL PLANTED BEDS.
9. PLANT SELECTION: 10/10 (100%) OF THE PLANTS SELECTED ARE FROM THE SALT LAKE CITY PLANT LIST & HYDROZONE SCHEDULE 2013 PREPARED BY SALT LAKE CITY PUBLIC UTILITIES.
10. CRUSHED ROCK 1" MINUS: 4" DEPTH ROCK MULCH PROVIDE THE FOLLOWING SAMPLES FOR REVIEW AND APPROVAL BY THE OWNER. PROVIDE SAMPLES FOR APACHE BROWN AND APACHE GOLD. SOURCE: STAKER PARSONS LANDSCAPE PRODUCTS 801-409-9500 (OR EQUAL)



Project #:	20-103
Drawn:	BJR
Checked:	JAB
Date:	9-29-21
Status:	CITY SUBMITTAL
	11-17-21 CITY SUBMITTAL REV.

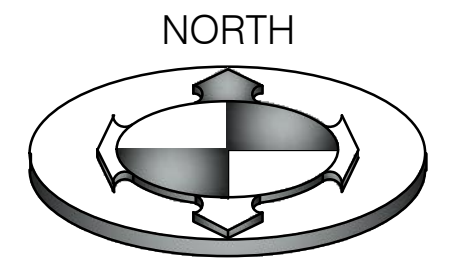
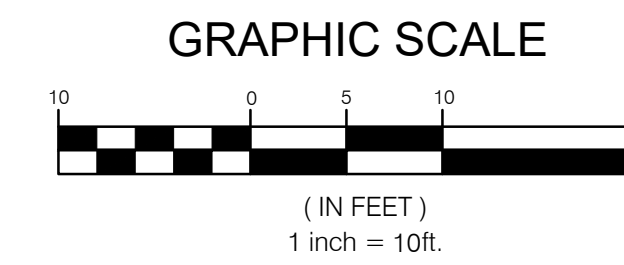
Sheet Name:
PLANTING PLAN

Sheet Number:
LP101

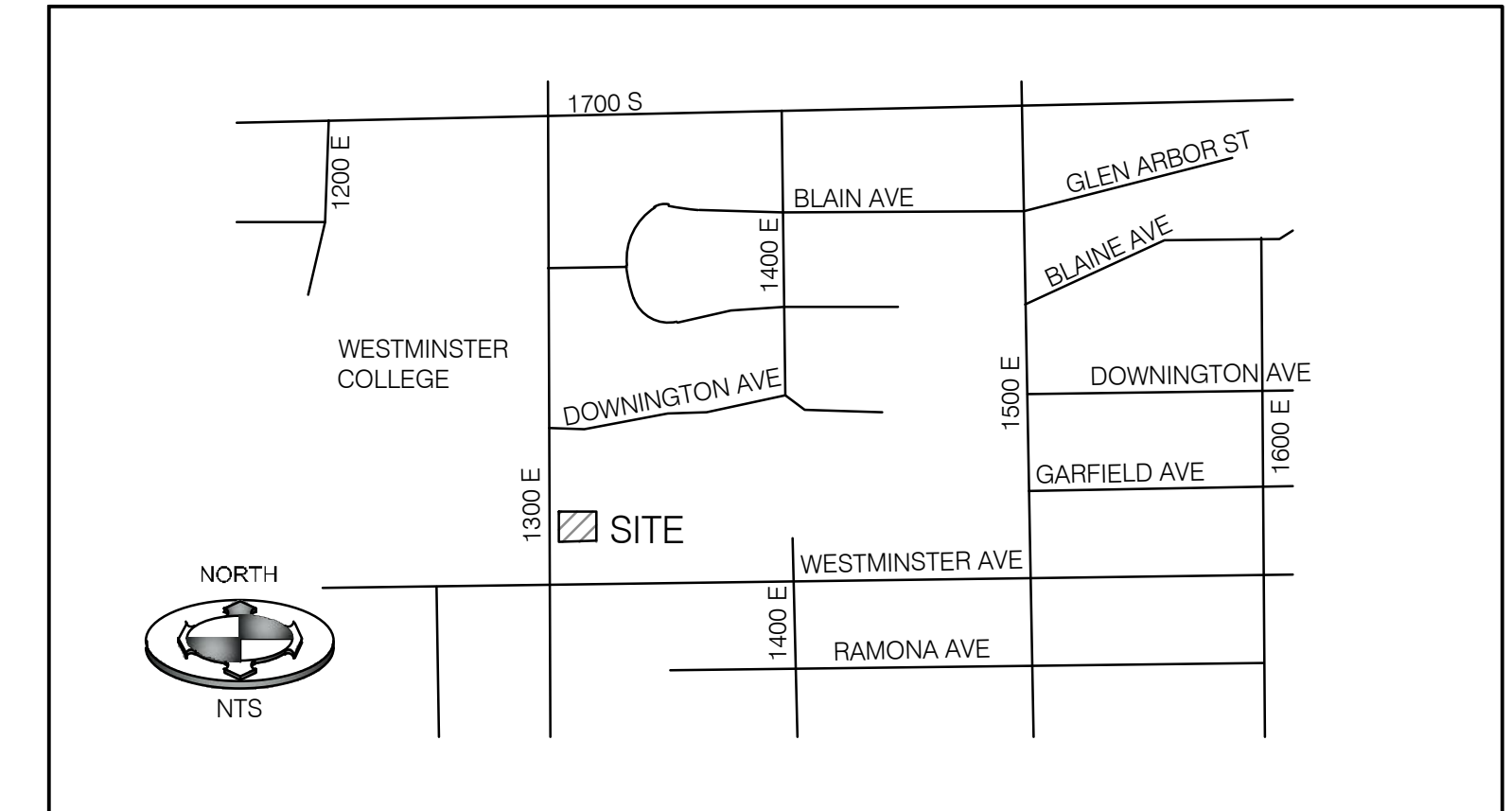
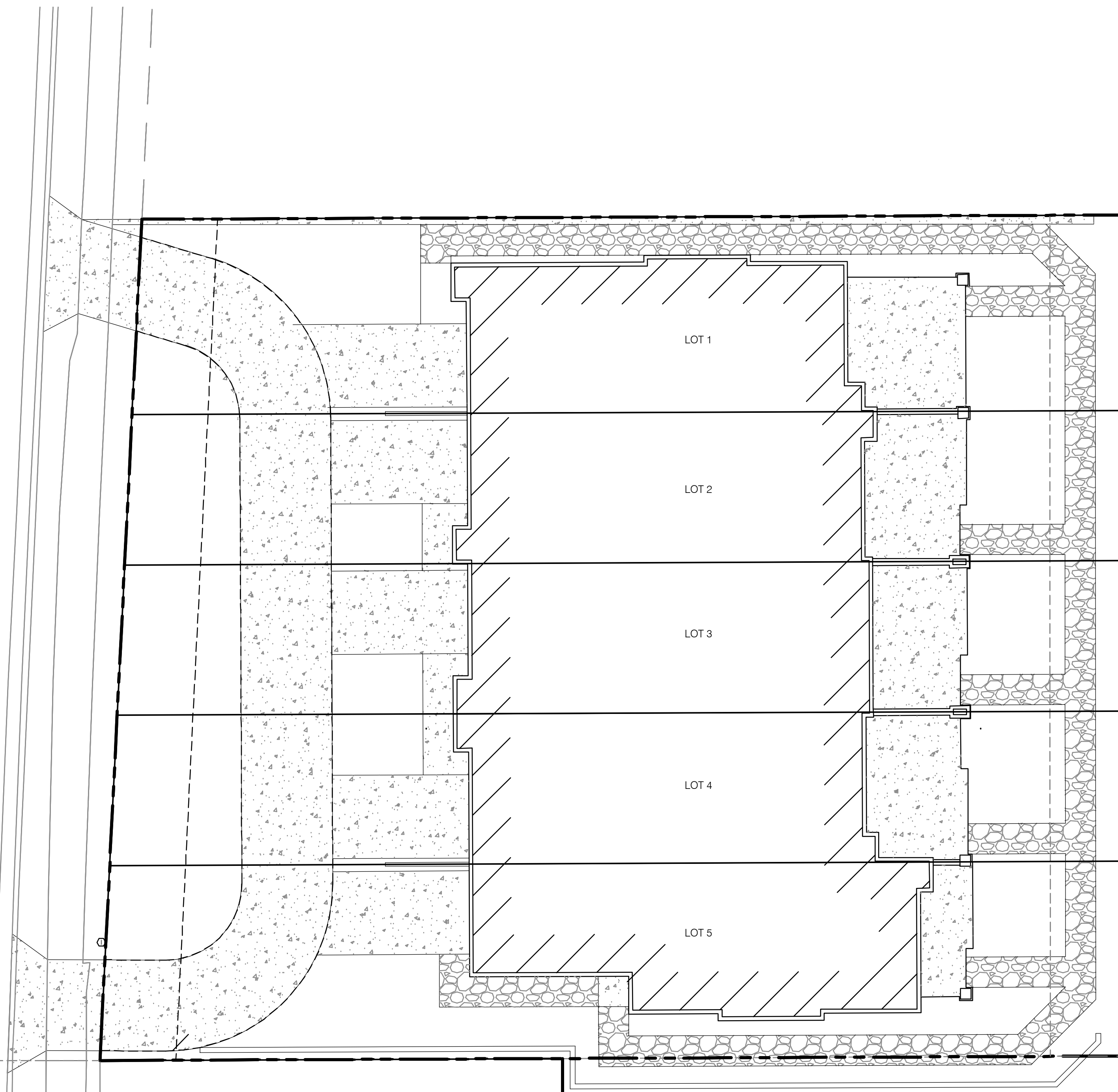


CENTRAL PARK PLANNED DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17 &
 SOUTHWEST QUARTER OF SECTION 16,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH



1300 EAST
(PUBLIC ROAD)



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
 CENTRAL PARK V, LLC
 RICK PLEWE
 TEL: 801.859.8829
 EMAIL: rickplewe@gmail.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CGN.01	SLCPU NOTES
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CDP.01	DEMOLITION PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES

CIVIL CONSTRUCTION PLANS

		BENCHMARK ENGINEERING & LAND SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com																
		DRAFT: FBA/TJB DATE: 04/15/2021	DESIGN: DKB DATE: 04/15/2021	CHECK: DKB DATE: 04/15/2021														
CENTRAL PARK PLANNED DEVELOPMENT 1871 S 1300 E; UNITS A, B, C, D, & E (BLD2021-04562) SALT LAKE CITY, UTAH			PROJECT NO: 2002025															
<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>06/01/21</td> <td>REVISED PER CITY COMMENTS</td> </tr> <tr> <td>2</td> <td>07/12/21</td> <td>REVISED PER CITY COMMENTS</td> </tr> <tr> <td>3</td> <td>07/30/21</td> <td>REVISED PER ARCHITECTURAL PLANS</td> </tr> <tr> <td>4</td> <td>08/19/21</td> <td>REVISED PER SLC TO 5 LOT P.D.</td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION	1	06/01/21	REVISED PER CITY COMMENTS	2	07/12/21	REVISED PER CITY COMMENTS	3	07/30/21	REVISED PER ARCHITECTURAL PLANS	4	08/19/21	REVISED PER SLC TO 5 LOT P.D.	COVER		1 OF 10
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Table with columns for LINETYPES: NEW and EXISTING, and descriptions for various construction elements like SECTION LINE, PROPERTY LINE, ADJACENT PL. or LOT LINES, etc.

Table with columns for SYMBOLS: NEW and EXISTING, and descriptions for various symbols like SECTION CORNER (FOUND), SECTION CORNER (NOT FOUND), STREET MONUMENT (FOUND), etc.

ABBREVIATIONS

Table mapping abbreviations to full names, such as BC for BAR & CAP, BOV for BOTTOM OF VISIBLE WALL, COR for SECTION CORNER, etc.

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OF COUNTY: SALT LAKE CITY
WATER UTILITY COMPANY (SLCUP)
SEWER: SLCUP
STORM DRAIN/GROUNDWATER: SLCUP

GENERAL

- 1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.
2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS...
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

EXISTING UTILITIES

- 29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES...
30. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES.

CLEARING AND GRADING

- 47. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE. THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

- 27. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS.
28. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE, INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

- 29. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 4 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

WATERING

- 66. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION.
67. SUMPS SHALL BE NO DEEPER THAN 5 FEET AND SHALL BE AT THE LOW POINT OF EXCAVATION.

SEWER

- 31. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL, INCLUDES CONNECTION TO THE SEWER MAIN.
32. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS, LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE.

- 33. WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE FINISHED OR EMBEDDED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.

- 34. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

- 35. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE, COPR, STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
36. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE.

- 41. ALL MAN-HOLE RIMS, LAMPHOUSES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SUD FACILITIES.

- 42. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

- 43. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 3317 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED METHODOLOGY SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

- 44. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THESE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS.

- 45. SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK, BEFORE FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION CAN COMMENCE. A REVIEW OF THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY GSH GEOTECHNICAL, INC. MUST BE REVIEWED.

- 46. SOIL INVESTIGATIONS WERE CONDUCTED BY GSH GEOTECHNICAL, INC. FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION.

- 47. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE. THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

- 48. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

- 49. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC. SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

- 50. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

- 51. THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING ON 02/11/2021 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

- 52. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA.

- 53. COMPACTION TESTINGS WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.

- 54. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.

- 55. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

- 56. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL.

- 57. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0 TO 10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS.

- 60. SITE WORK SHALL MEET OR EXCEED OWNERS SITE SPECIFICATIONS.
61. ALL SITE CONCRETE OR CONCRETE ELEMENT NOT SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL DRAWINGS TO HAVE A MINIMUM OF 28 DAY COMPRESSION STRENGTH OF 4000 PSI.

- 62. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
63. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.

- 64. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.

- 65. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION.

- 66. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

- 67. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "MUCK" CONDITIONS OR "BOILS," DOES NOT OCCUR.

- 68. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 4" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS.

- 69. ONE HUNDRED PERCENT STANDBY PUMPING CAPACITY SHALL BE AVAILABLE ON SITE AT ALL TIMES AND SHALL BE CONNECTED TO THE DEWATERING SYSTEM PIPING AS TO PERMIT IMMEDIATE USE.

- 70. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT.

- 71. THE CONTRACTOR AGREES THAT:
A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

- B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

- C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

- D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

- E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

- F. UNLESS OTHERWISE NOTED ALL EXCESS SOLIDS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTORS EXPENSE.

- G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

- H. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

- I. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.

- 72. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL.

- 73. SUBGRADE PREPARATION: SUBGRADE SHALL BE COMPACTED TO A 96% RELATIVE COMPACTION TO A MINIMUM DEPTH OF 6" FOR ALL ON-SITE DEVELOPMENT. ALL OFF-SITE IMPROVEMENTS ARE TO BE DONE PER APWA STANDARDS.

- 74. AGGREGATE SUB-BASE: AGGREGATE SUB-BASE SHALL BE GRANULAR BACKFILL BORROW. AGGREGATE SUB-BASE MATERIAL SHALL BE CLEAN AND FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE.

- 75. AGGREGATE BASE: AGGREGATE BASE SHALL BE GRADE 3/4 UNTREATED BASE COURSE, AND COMPLY PREPARED REPORT OF THE SOILS INVESTIGATION PREPARED ON THIS SITE.

- 76. ALL SIDEWALKS AND CROSSINGS TO MEET CURRENT ADA STANDARDS/ APWA STANDARDS.

- 77. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE GENERAL NOTES, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTORS UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

- 78. INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

- 79. PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT BY THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY, AND POWER COMPANY TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

- 80. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH MUTCD & APWA 32 17.23.

- 81. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON. CONCERNS WITH SLOPES MUST BE BROUGHT DURING THE BIDDING PROCESS.

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW. BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER. 1-800-662-4111 www.bluestakes.org

NOTE: IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES AS SHOWN IN THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD.

Table with columns: DRAWING NO., DATE, REVISION PER CITY COMMENTS, REVISION PER ARCHITECTURAL PLANS, REVISION PER S.C. TO S.I. OF P.D., and a section for SUBMITTALS.

BENCHMARK ENGINEERING & LAND SURVEYING & CIVIL. 9130 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkinc.com

CENTRAL PARK PLANNED DEVELOPMENT GEN. NOTES & ABBREV. 1871 S 1300 E UNITS A, B, C, D, & E SALT LAKE CITY, UTAH

Table with columns: PROJECT NO. (2002025) and GEN. NOTES & ABBREV. (CGN.01 2 OF 10)

SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES

1. COMPLIANCE:
ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, AND SLC PUBLIC UTILITIES MODIFICATIONS TO APWA STANDARD PLANS AND APPROVED MATERIALS AND SLC PUBLIC UTILITIES APWA SPECIFICATIONS MODIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.

2. COORDINATION:
THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AS APPLICABLE TO THE PROJECT:

PUBLIC UTILITIES:
BACKFLOW PREVENTION - 483-6795
DEVELOPMENT REVIEW ENGINEERING - 483-6781
INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727
PRETREATMENT - 799-4002
STORM WATER - 483-6721

SLC DEPARTMENTS:
ENGINEERING - PUBLIC WAY PERMITS AND ISSUES - 535-6248
ENGINEERING - SUBDIVISIONS - 535-6159
FIRE DEPARTMENT - 535-6639
PERMITS AND LICENSING (BLDG SERVICES) - 535-7752
PLANNING AND ZONING - 535-7700
TRANSPORTATION - 535-6630

- ALL OTHER POTENTIALLY IMPACTED GOVERNING AGENCIES OR ENTITIES
- ALL WATER USERS INVOLVED IN WATER MAIN SHUTDOWNS
- APPLICABLE SEWER, WATER AND DRAINAGE DISTRICTS
- BLUESTAKES LOCATING SERVICES - 532-5000
- COUNTY FIRE DEPARTMENT - 743-7231
- COUNTY FLOOD CONTROL - 468-2779
- COUNTY HEALTH DEPARTMENT - 385-468-3913
- COUNTY PUBLIC WAY PERMITS - 468-2241
- HOLLADAY CITY - 272-9450
- SALT LAKE COUNTY HIGHWAY DEPARTMENT - 468-3705 OR 468-2156
- THE UTAH TRANSIT AUTHORITY FOR RE-ROUTING SERVICE - 262-5626
- UNION PACIFIC RAILROAD CO., SUPERINTENDENTS OFFICE - 595-3405
- UTAH DEPARTMENT OF TRANSPORTATION, REGION #2 - 975-4800
- UTAH STATE ENGINEER - 538-7240

3. SCHEDULE
PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE, AND WILL UPDATE AS CHANGES OCCUR, A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SPECIFICATIONS AND SALT LAKE CITY ENGINEERING OR SALT LAKE COUNTY REGULATIONS AS APPLICABLE FOR WORKING WITHIN THE PUBLIC WAY.

4. PERMITS, FEES AND AGREEMENTS
CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-6248) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS.

CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923). A COPY OF THE PERMITS STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED. THE CONTRACTOR MUST ALSO COMPLY WITH SALT LAKE CITY'S CLEAN WHEEL ORDINANCE.

5. ASPHALT AND SOIL TESTING
THE CONTRACTOR IS TO PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE. CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY ENGINEERING, UDOT, SALT LAKE COUNTY OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 330520 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE SLC PROJECT ENGINEER IF NATIVE MATERIALS ARE USED. **NO NATIVE MATERIALS ARE ALLOWED WITHIN THE PIPE ZONE.** THE MAXIMUM LIFTS FOR BACKFILLING EXCAVATIONS IS 8-INCHES. ALL MATERIALS AND COMPACTION TESTING IS TO BE PERFORMED BY A LAB RECOGNIZED AND ACCEPTED BY SALT LAKE COUNTY PUBLIC WORKS AND/OR SALT LAKE CITY ENGINEERING.

6. TRAFFIC CONTROL AND HAUL ROUTES
TRAFFIC CONTROL MUST CONFORM TO THE MOST CURRENT EDITION OF SALT LAKE CITY TRAFFIC CONTROL MANUAL - PART 6 OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR SALT LAKE COUNTY AND STATE ROADS. SLC TRANSPORTATION MUST APPROVE ALL PROJECT HAUL ROUTES (535-7129). THE CONTRACTOR MUST ALSO CONFORM TO UDOT, SALT LAKE COUNTY OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL.

7. SURVEY CONTROL
CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE GRADE OF THE MAIN AND/OR FACILITY AS APPROVED. IN ADDITION, THE CONTRACTOR AND/OR SURVEYOR SHALL PROVIDE TO SALT LAKE CITY PUBLIC UTILITIES CUT SHEETS FILLED OUT COMPLETELY AND CLEARLY SHOWING THE PERTINENT GRADES, ELEVATIONS AND CUT/FILLS ASSOCIATED WITH THE FIELD STAKING OF THE MAIN AND/OR FACILITY. THE CUT SHEET FORM IS AVAILABLE AT THE CONTRACTS AND AGREEMENTS OFFICE AT PUBLIC UTILITIES. ALL MAINS AND LATERALS NOT MEETING MINIMUM GRADE REQUIREMENTS AS SPECIFIED BY ORDINANCE OR AS REQUIRED TO MEET THE MINIMUM REQUIRED FLOWS OR AS APPROVED MUST BE REMOVED AND RECONSTRUCTED TO MEET DESIGN GRADE. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS UNTIL PUBLIC UTILITY SURVEYORS COMPLETE FINAL MEASUREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. DEPENDING ON THE LOCATION OF THE PROJECT, CONTACT THE COUNTY SURVEYOR FOR SECTION CORNER MONUMENTS (801-468-2028) AND/OR THE SALT LAKE CITY SURVEYOR (801-535-7973) FOR SALT LAKE CITY MONUMENTS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.

8. ASPHALT GUARANTEE
THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER SALT LAKE CITY ENGINEERING, UDOT, COUNTY, OR OTHER GOVERNMENT STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY.

9. TEMPORARY ASPHALT
IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WITHIN SALT LAKE CITY, WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.

10. SAFETY
THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA, STATE, COUNTY AND OTHER GOVERNING ENTITY REQUIREMENTS.
THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.

11. DUST CONTROL
THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USE OF HYDRANT WATER OR PUMPING FROM CITY-OWNED CANALS OR STORM DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.

12. DEWATERING
ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUME CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL.

13. PROJECT LIMITS
THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

14. WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE UTILITIES
A. INSPECTIONS
IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ANY WATER, SEWER, BACKFLOW AND DRAINAGE INSPECTION 48-HOURS IN ADVANCE TO WHEN NEEDED. CONTACT 483-6727 TO SCHEDULE INSPECTIONS.

B. DAMAGE TO EXISTING UTILITIES -
THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR, MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

C. UTILITY LOCATIONS -
CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILITIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300-FEET AHEAD OF SCHEDULED CONSTRUCTION IN

ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM SLC PUBLIC UTILITIES' MAPS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.

D. UTILITY RELOCATIONS -
FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.

E. FIELD CHANGES -
NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE SLC PUBLIC UTILITIES DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE SALT LAKE CITY OR SALT LAKE COUNTY FIRE DEPARTMENT (AS APPLICABLE TO THE PROJECT) AND PUBLIC UTILITIES.

F. PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY -
FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER.

G. PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS -
THROUGH THE SLC PUBLIC UTILITIES INSPECTOR AND WITH THE PUBLIC UTILITIES PROJECT ENGINEER APPROVAL, SLC PUBLIC UTILITIES MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL EFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (RESIDENTIAL) AND 72-HOURS (COMMERCIAL/INDUSTRIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.

H. WATER AND SEWER SEPARATION -
IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND SLC PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.

I. SALVAGE -
ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES, AND AT PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITTINGS MUST BE RETURNED TO SLC PUBLIC UTILITIES (483-6727) LOCATED AT 1530 SOUTH WEST TEMPLE.

J. SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS -
SLC PUBLIC UTILITIES MUST APPROVE ALL SEWER CONNECTIONS. ALL SEWER LATERALS 6-INCHES AND SMALLER MUST WYE INTO THE MAINS PER SLC PUBLIC UTILITIES REQUIREMENTS. ALL 8-INCH AND LARGER SEWER CONNECTIONS MUST BE PETITIONED FOR AT PUBLIC UTILITIES (483-6762) AND CONNECTED AT A MANHOLE. **INSIDE DROPS IN MANHOLES ARE NOT ALLOWED.** A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES WITHIN THE PROJECT AREA.

CONTRACTOR TO PROVIDE AIR PRESSURE TESTING OF SEWER MAINS IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS AND SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS. ALL PVC SEWER MAIN AND LATERAL TESTING SHALL BE IN ACCORDANCE WITH UNI-BELL UN-B-6-98 RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE. CONTRACTOR SHALL PROVIDE SEWER LATERAL WATER TESTING AS REQUIRED BY THE SALT LAKE CITY PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. A MINIMUM OF 9-FEET OF HEAD PRESSURE IS REQUIRED AS MEASURED VERTICALLY FROM THE HIGH POINT OF THE PIPELINE AND AT OTHER LOCATIONS ALONG THE PIPELINE AS DETERMINED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. TESTING TIME WILL BE NO LESS THAN AS SPECIFIED FOR THE AIR TEST DURATION IN TABLE 12 OF UNI-B-6-98. ALL PIPES SUBJECT TO WATER TESTING SHALL BE FULLY VISIBLE TO THE INSPECTOR DURING TESTING. TESTING MUST BE PERFORMED IN THE PRESENCE OF A SLC PUBLIC UTILITIES REPRESENTATIVE. ALL VISIBLE LEAKAGE MUST BE REPAIRED TO THE SATISFACTION OF THE SLC PUBLIC UTILITIES ENGINEER OR INSPECTOR.

K. WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS -
SLC PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING SLC PUBLIC UTILITIES REQUIREMENTS. A 5-FOOT MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRU-BLOCK AND RESTRAINTS ARE AS PER SLC APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 8 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER/SATURATED CONDITIONS AT FLANGE FITTINGS, ETC.

ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1; DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.

CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN THE PARK STRIPS PERPENDICULAR TO THE WATERMAIN SERVICE TAP CONNECTION. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.

BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS PER PUBLIC UTILITIES AND SLC FIRE DEPARTMENT REQUIREMENTS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER SALT LAKE CITY STANDARDS AND SUBMIT RESULTS TO PUBLIC UTILITIES. ALL TESTS MUST BE PERFORMED AND SUBMITTED TO PUBLIC UTILITIES WITHIN 10 DAYS OF INSTALLATION OR WATER TURN-ON. BACKFLOW TEST FORMS ARE AVAILABLE AT PUBLIC UTILITIES' CONTRACTS AND AGREEMENTS OFFICE.

L. GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS -
ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT THE SEWER MAIN PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE PUBLIC UTILITIES PROJECT ENGINEER. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

ALL MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC UTILITIES STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER SLC PUBLIC UTILITIES, "UTILITY INSTALLATION DETAIL."

M. STREETLIGHTS
ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SALT LAKE CITY STANDARDS AND N.E.C. (NATIONAL ELECTRICAL CODE). A STREET LIGHTING PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SALT LAKE CITY AND BE APPROVED PRIOR TO CONSTRUCTION. NO DEVIATION OF STREETLIGHT, PULL BOXES, CONDUITS, AND ETC. LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STREETLIGHT PROGRAM MANGER OR HIS/HER REPRESENTATIVE.

STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET OF A FIRE HYDRANT. THE LOCATION SHALL BE SUCH THAT IT DOES NOT HINDER THE OPERATION OF THE FIRE HYDRANT AND WATER LINE OPERATION VALVES.

STREETLIGHTS AND STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET FROM ANY TREE, UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE STREET LIGHTING PROGRAM MANAGER. BRANCHES MAY NEED TO BE PRUNED AS DETERMINED BY THE INSPECTOR IN THE FIELD AT THE TIME OF INSTALLATION.

STREETLIGHTS SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY

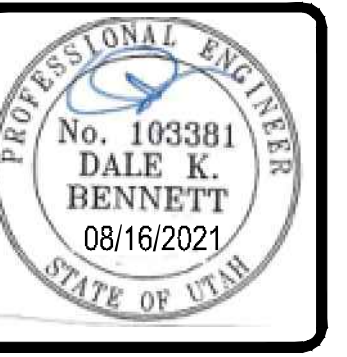
ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS.

ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE STREET LIGHTING PROGRAM MANAGER.

IF APPROVED PLANS REQUIRE REMOVAL OF STREETLIGHT POLES DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POLES WHILE THEY ARE DOWN. THE POLES SHALL BE STORED IN A SECURE

NO.	DATE	DESCRIPTION
1	06/02/21	REVISED PER CITY COMMENTS
2	07/12/21	REVISED PER CITY COMMENTS
3	07/02/21	REVISED PER ARCHITECTURAL PLANS
4	08/19/21	REVISED PER SLC TO S1 OF P.D.
5		

SCALE: REDUCES PAPER TO FULL SIZE SHEET
ASSET # ACCORDING TO LOCAL REGISREDB SHEETS



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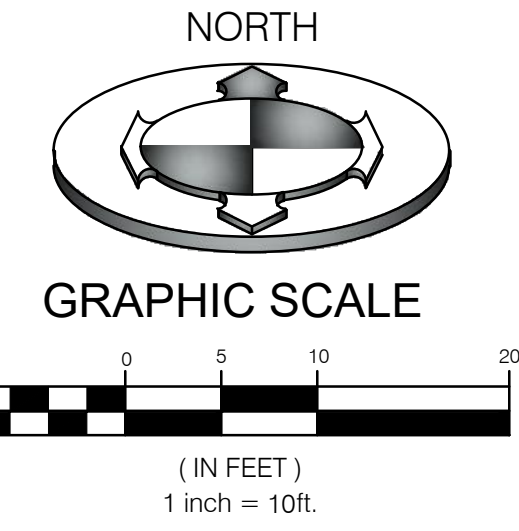
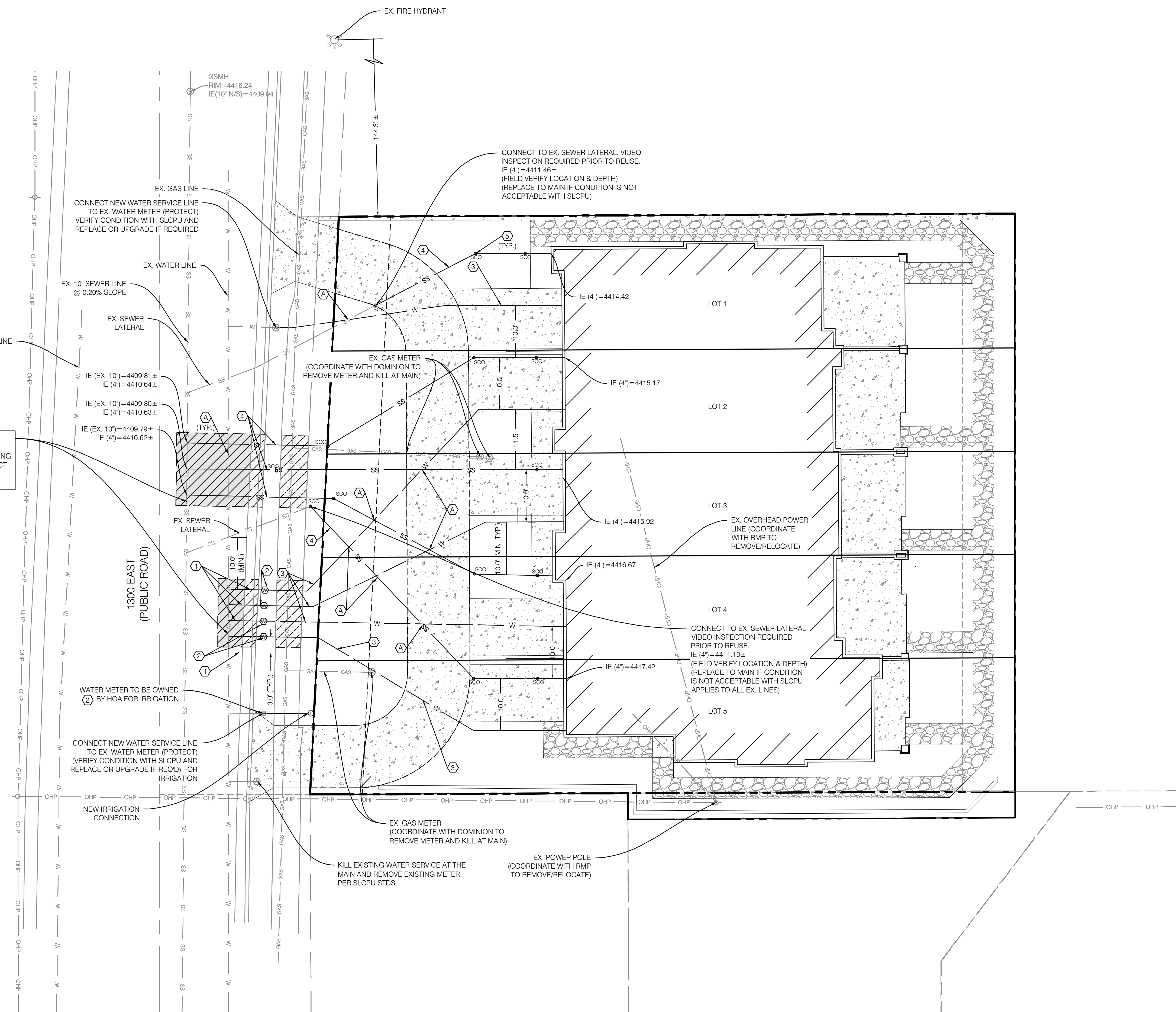
CENTRAL PARK PLANNED DEVELOPMENT

1871 S 1300 E UNITS A, B, C, D, & E
SALT LAKE CITY, UTAH

PROJECT NO. 2002025

SALT LAKE CITY GENERAL NOTES

CGN.02
3 OF 10



CONSTRUCTION KEY NOTES REFERENCE		
NO	DESCRIPTION	DETAIL
①	NEW 1" TYPE K COPPER WATER SERVICE LINE (EXTENDED 3' BEYOND METER)	
②	NEW 1" WATER METER PER SCLPU STDS.	3/CDT.01
③	NEW 1" POLY WATER SERVICE LINE (BEGINNING 3' BEYOND METER)	
④	NEW 4" Ø SDR-35 PVC SEWER LATERAL @ 2.0% MIN. SLOPE PER SCLPU STDS.	5/CDT.01
⑤	NEW SEWER CLEANOUT PER SCLPU STDS.	

NOTE:
DOUBLE FEE REQUIRED TO
CUT EXCAVATION RESTRICTED
ROAD (1300 EAST)

NOTE:
PRIOR TO FABRICATION OR
CONSTRUCTION POT HOLE EXISTING
UTILITIES FOR POSSIBLE CONFLICT
AND NOTIFY ENGINEER FOR
REDESIGN

NOTE:
DOUBLE FEE REQUIRED TO EXCAVATE IN NEW ROAD.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE
LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE
INVERT ELEVATION OF THE POINT OF CONNECTION AND
NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON
THE PLANS FOR A REDESIGN.

NOTE:
POT HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE
INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE
IDENTIFIED.

NOTE:
MAINTAIN 10' SEPARATION BETWEEN SEWER LATERALS &
WATER SERVICE LINES. NOTIFY ENGINEER IF EXISTING
CONDITIONS CONFLICT FOR NEW DESIGN.

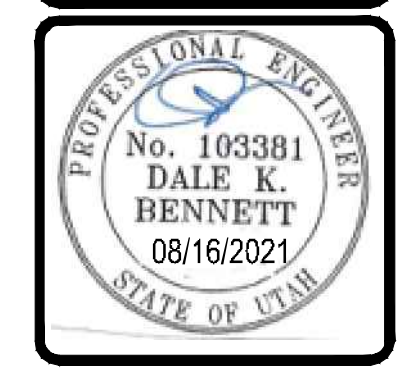
NOTES:
1. BUILDING SUB ROUGH REQUIRED BEFORE NEW SEWER LATERALS.
2. SEWER CLEANOUTS SHALL BE LOCATED NO MORE THAN 5 FT.
FROM THE EXTERIOR WALL OF THE BUILDING AND EVERY 50 FT.
FROM THE BUILDING TO THE SEWER MAIN.
3. SEWER LATERALS SHALL BE SLOPED AT NO LESS THAN 2.0%. FIELD
VERIFY DEPTH OF EXISTING SEWER PIPES AT CONNECTION POINT(S).
CONTACT ENGINEER FOR REDESIGN IF INVERT ELEVATIONS (IE) ARE
HIGHER THAN SHOWN.

NOTE:
ENGINEERING AND TRANSPORTATION PERMITS ARE
REQUIRED TO WORK IN THE PUBLIC RIGHT OF WAY. PLANS,
LICENSE, BOND AND INSURANCE REQUIRED WITH PERMIT
APPLICATION. ALL WORK IN THE PUBLIC RIGHT OF WAY
SHALL FOLLOW APWA STANDARDS. ENGINEERING PERMIT
AND TRANSPORTATION PERMIT REQUIRED TO
TERMINATE/CAP/KILL ANY EXISTING SERVICES IN THE PUBLIC
RIGHT OF WAY.

NOTE:
POWER COMPANY, GAS COMPANY AND COMMUNICATION
COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN
PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE
REVISED ORDINANCES OF SALT LAKE CITY FOR ALL
PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR
THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A
PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY
THE PUBLIC UTILITIES DEPT. UTILITY COORDINATOR AND THE
CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER.

NOTE A:
18" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER
AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF
NECESSARY

NO.	DATE	DESCRIPTION
1	06/02/21	REVISED PER CITY COMMENTS
2	07/12/21	REVISED PER CITY COMMENTS
3	07/02/21	REVISED PER ARCHITECTURAL PLANS
4	08/19/21	REVISED PER SCLPU TO 51 CDT P.D.
5	04/15/2021	
6	2002025816	

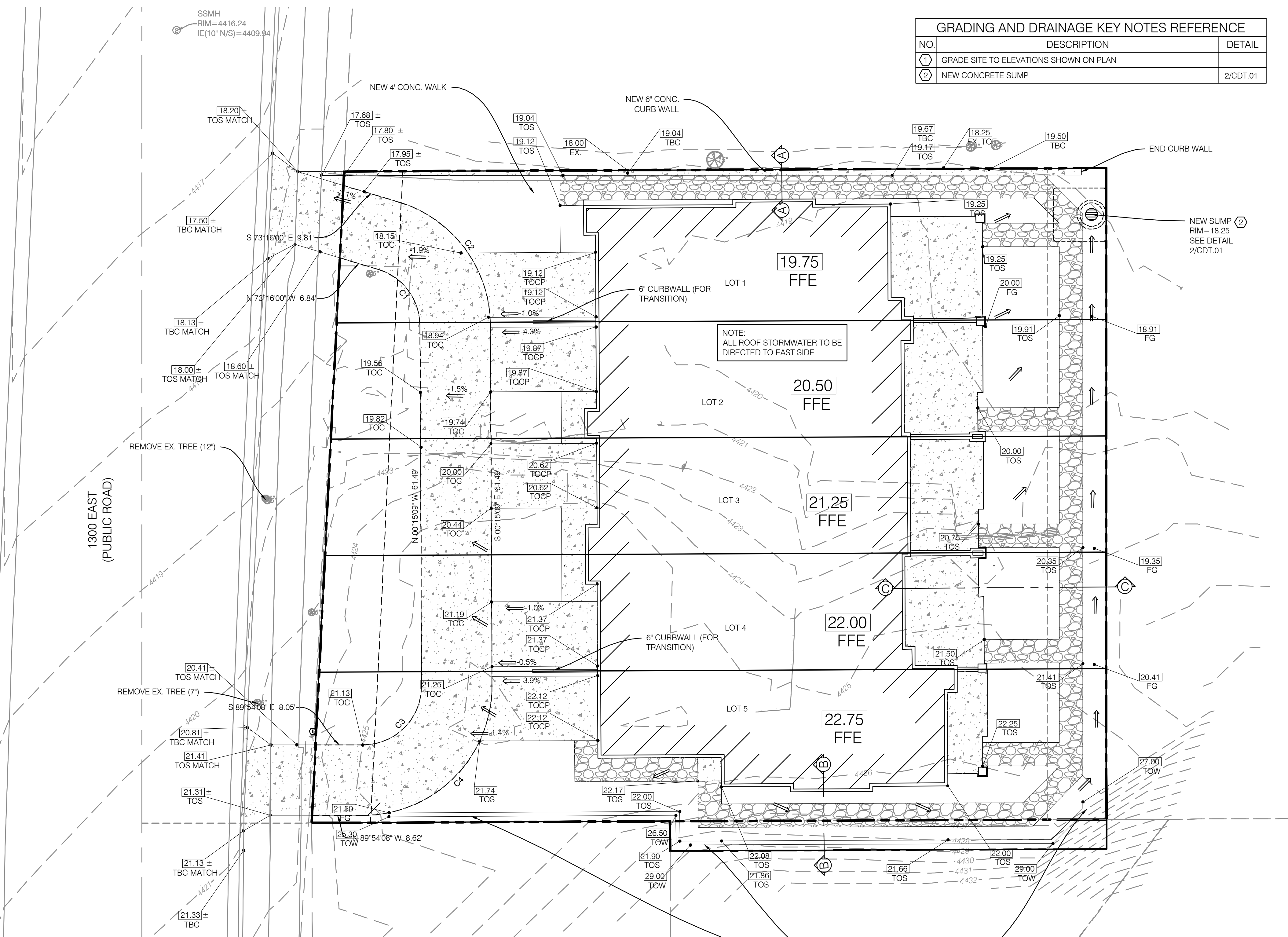
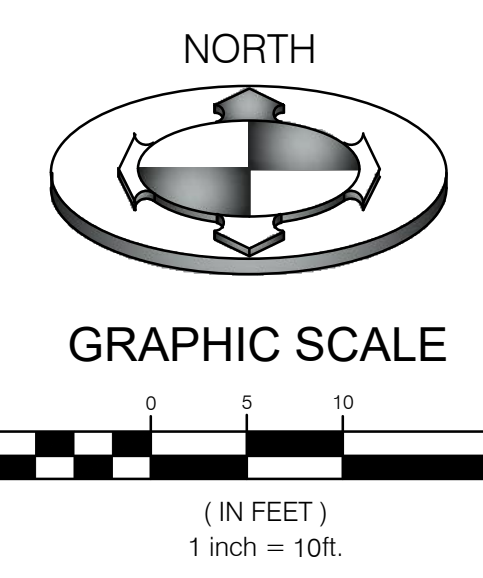


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 SALT LAKE CITY, UTAH



GRADING AND DRAINAGE KEY NOTES REFERENCE		
NO	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
②	NEW CONCRETE SUMP	2/CDT.01



STORM DRAINAGE CALCULATIONS Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
Roof = 0	0.9	0 S.F.
Walk = 927	0.9	834.3 S.F.
Landscapes = 2,805	0.2	561 S.F.
Sum:		1,395.3 S.F.

SALT LAKE CITY (100 YEAR STORM)					Allowable Discharge = 0.03 cfs	
Time (min)	Intensity (in/hr)	Rainfall (in)	Rainfall Excess (cu ft)	Allowed Discharge (cu ft)	Volume to Detain (cu ft)	
15	3.40	0.900	105	29	75	
30	2.50	1.250	145	57	88	
60	1.45	1.450	169	115	54	
120	0.55	1.100	128	230	0	
180	0.40	1.200	140	344	0	
360	0.33	1.980	230	689	0	
720	0.23	2.700	314	1377	0	

Calculated Discharge into Ground: $Q = S(sf) / (P(se))$

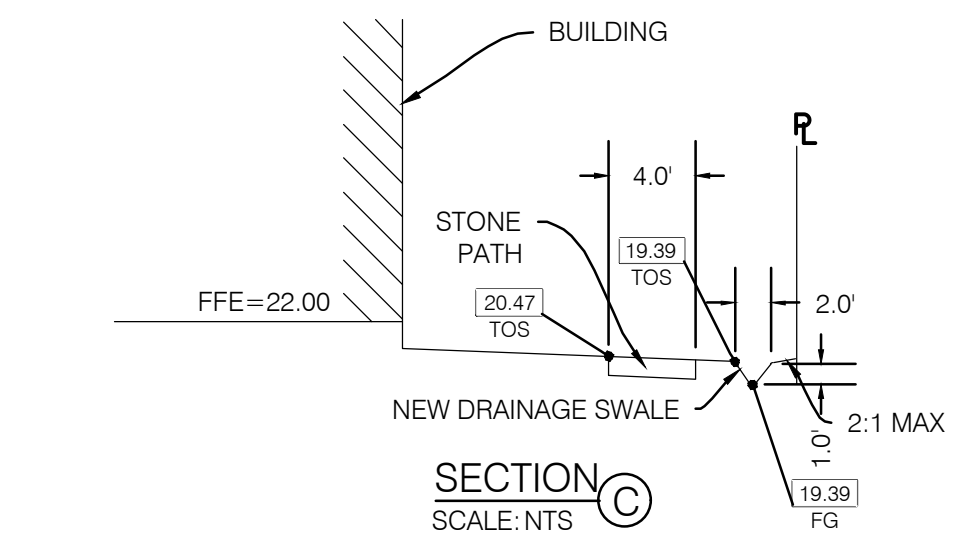
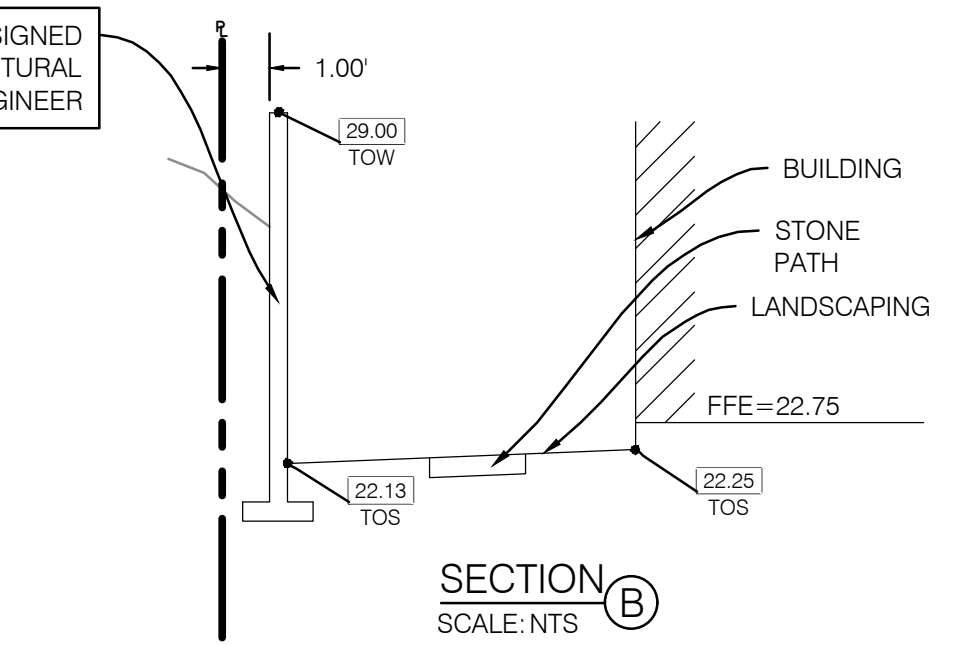
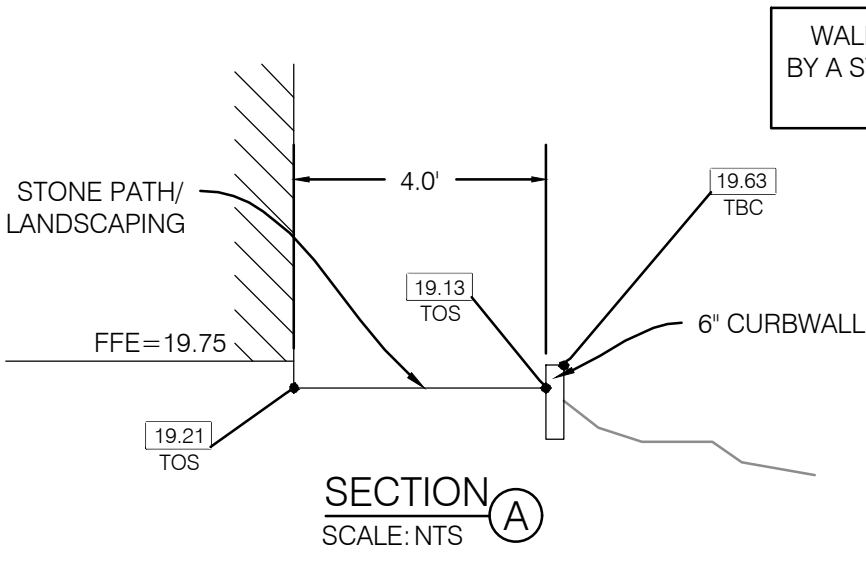
Percolation surface area	Sump inner diameter	Sump wall thickness	Sump outer diameter	Sump inner depth	Width of gravel wrap	Length of gravel wrap	Depth of gravel wrap	Effective sump width (W)	Effective sump length (L)	Effective sump depth (H)	Percolation surface area per sump (S)	Sumps provided	Total percolation surface area
$S = 2(WH + LH) + WL$	4.00 ft	0.50 ft	5.00 ft	9.00 ft	2.00 ft	2.00 ft	1.00 ft	9.00 ft	9.00 ft	10.50 ft	459.00 sf	1	459.00 sf

Discharge	Percolation rate (P)	Percolation surface area (S)	Allowed Discharge (Q)
	20.00 min/in	459.00 sf	0.03 cfs

Sump retention volume: $V = (WLH - (\pi d^2/4)(h+t))e + (\pi d^2/4)$

Sump inner depth (h)	Sump inner diameter (d)	Sump volume	Sump outer diameter (D)	Sump wall thickness (t)	Wrap width (W)	Wrap length (L)	Wrap depth (H)	Void area (e)	Wrap gravel volume	Total volume per sump (V)	Sumps provided	Total sump volume
9.00 ft	6.00 ft	254.47 cf	5.00 ft	0.50 ft	9.00 ft	9.00 ft	10.50 ft	40%	265.59 cf	530.06 cf	1	520 cf

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.



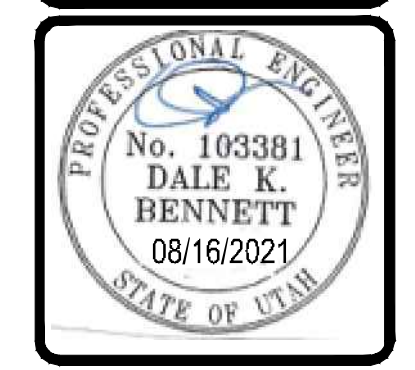
NOTE: ENGINEERING AND TRANSPORTATION PERMITS ARE REQUIRED TO WORK IN THE PUBLIC RIGHT OF WAY. PLANS, LICENSE, BOND AND INSURANCE REQUIRED WITH PERMIT APPLICATION. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL FOLLOW APWA STANDARDS. ENGINEERING PERMIT AND TRANSPORTATION PERMIT REQUIRED TO TERMINATE/CAP/KILL ANY EXISTING SERVICES IN THE PUBLIC RIGHT OF WAY.

NOTE: POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE: PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE: SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NO.	DATE	DESCRIPTION
1	06/02/21	REVISION PER CITY COMMENTS
2	07/12/21	REVISION PER CITY COMMENTS
3	07/30/21	REVISION PER ARCHITECTURAL PLANS
4	08/19/21	REVISION PER S.C. TO S.I. OF P.D.
5	04/15/2021	
6	2002/05/16	

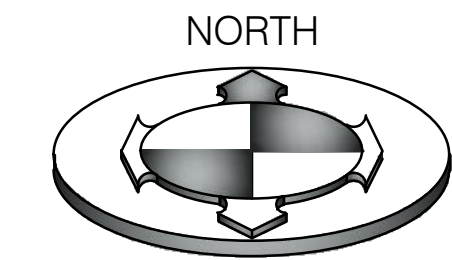


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9130 SOUTH STATE STREET SUITE # 100
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www.benchmarkcivil.com

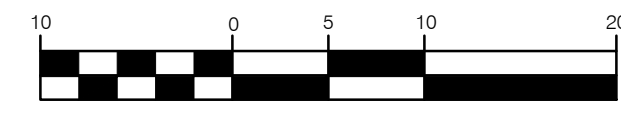
CENTRAL PARK PLANNED DEVELOPMENT
1871 S 1300 E UNITS A, B, C, D, & E
SALT LAKE CITY, UTAH

PROJECT NO: 2002025
GRADING & DRAINAGE PLAN
CGD.01
6 OF 10

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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER
1-800-662-4111
www.bluestakes.org

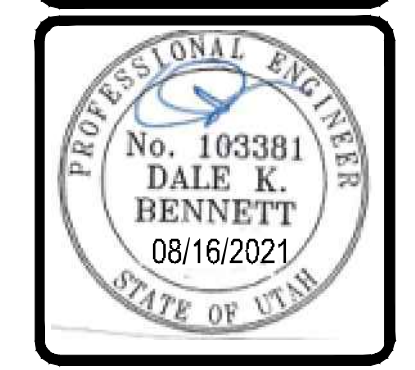


NORTH



(IN FEET)
1 inch = 10ft.

NO.	DATE	DESCRIPTION
1	06/22	REVISED PER CITY COMMENTS
2	07/22	REVISED PER CITY COMMENTS
3	07/22	REVISED PER ARCHITECTURAL PLANS
4	08/22	REVISED PER S.C. TO 51 OF P.D.



BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING

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CENTRAL PARK PLANNED DEVELOPMENT

1871 S 1300 E UNITS A, B, C, D, & E
SALT LAKE CITY, UTAH

PROJECT NO. 2002025

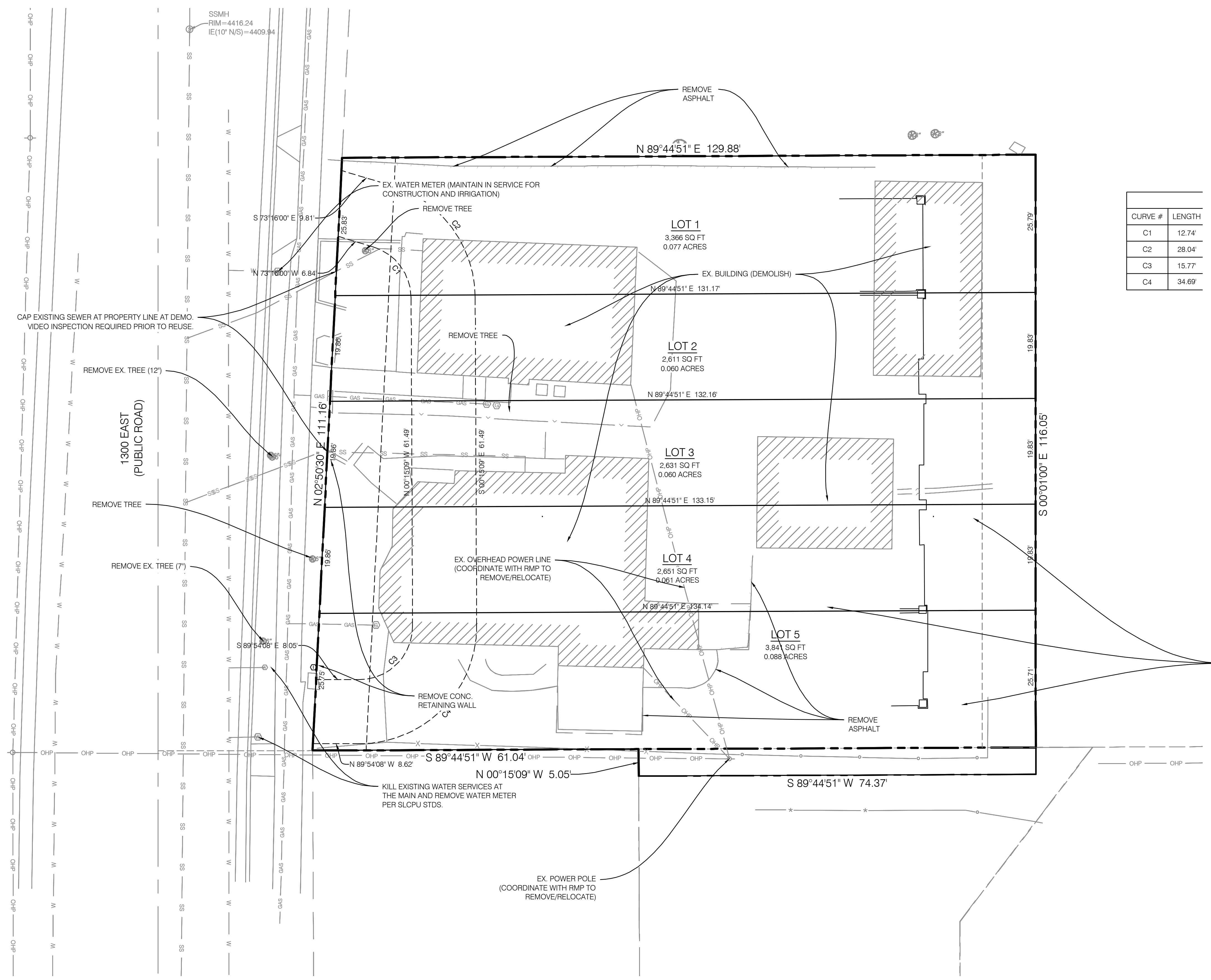
DEMOLITION PLAN

CDP.01
7 OF 10

CURVE #	LENGTH
C1	12.74'
C2	28.04'
C3	15.77'
C4	34.69'

NOTE:
ENGINEERING AND TRANSPORTATION PERMITS ARE REQUIRED TO WORK IN THE PUBLIC RIGHT OF WAY. PLANS, LICENSE, BOND AND INSURANCE REQUIRED WITH PERMIT APPLICATION. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL FOLLOW APWA STANDARDS. ENGINEERING PERMIT AND TRANSPORTATION PERMIT REQUIRED TO TERMINATE/CAP/KILL ANY EXISTING SERVICES IN THE PUBLIC RIGHT OF WAY.

NOTE:
REMOVE ALL TREES ON PROPERTY THAT INTERFERE WITH NEW CONSTRUCTION.

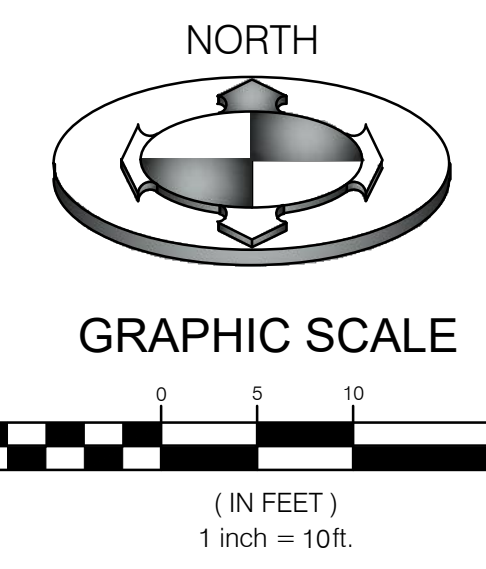
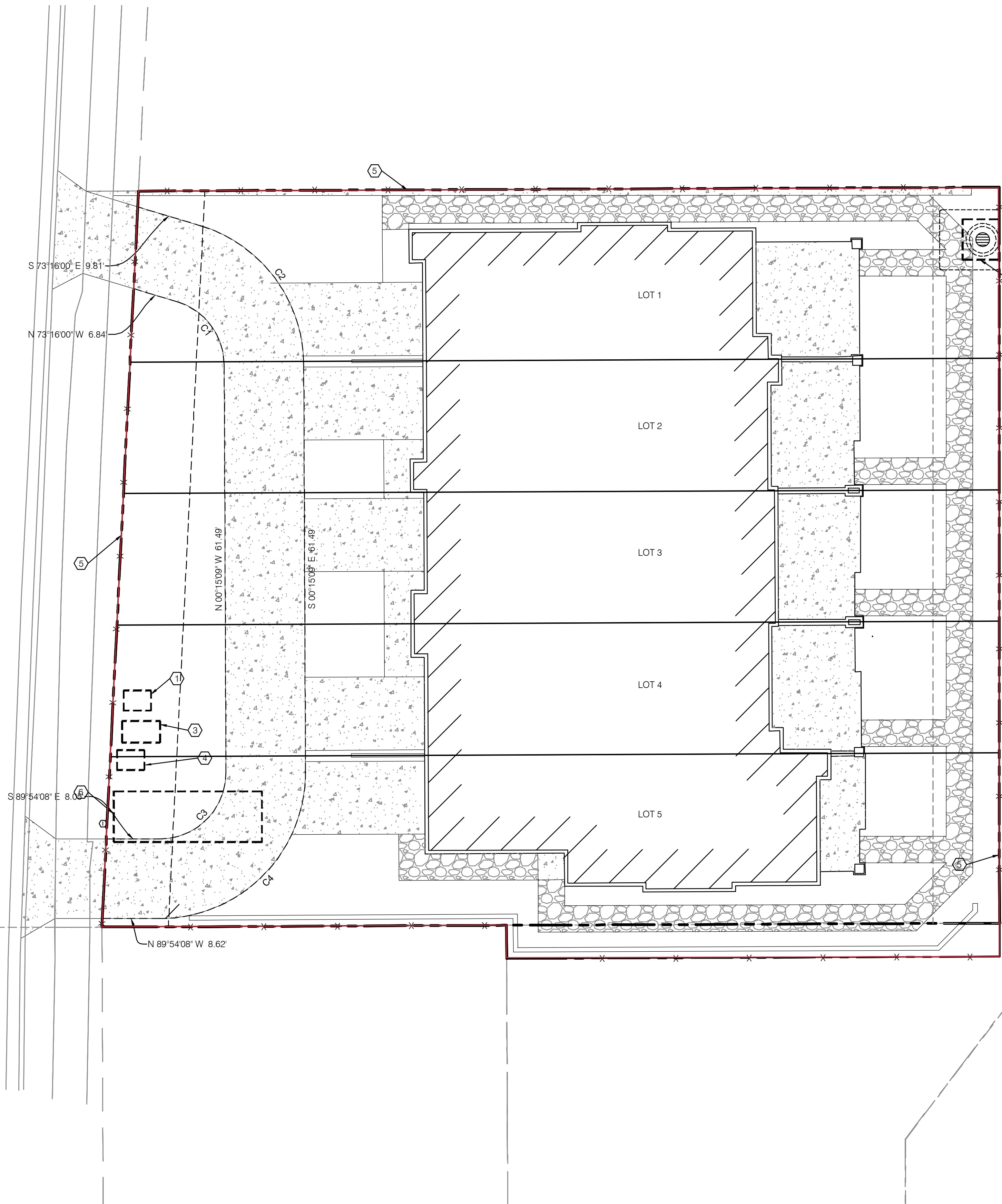


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UTILITY NOTIFICATION CENTER

1-800-662-4111
www.bluestakes.org

1300 EAST
(PUBLIC ROAD)

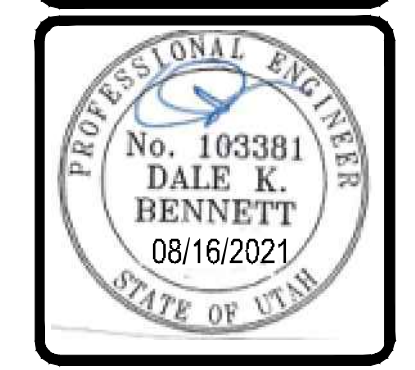


NO	DESCRIPTION	DETAIL
①	CONCRETE WASTE MANAGEMENT	1/CEP.02
②	SEDIMENT BARRIER	2/CEP.02
③	MATERIALS STORAGE	3/CEP.02
④	PORTABLE TOILETS	4/CEP.02
⑤	SILT FENCE	6/CEP.02
⑥	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

NO.	DATE	DESCRIPTION
1	06/02/21	REVISION PER CITY COMMENTS
2	07/12/21	REVISION PER CITY COMMENTS
3	07/02/21	REVISION PER ARCHITECTURAL PLANS
4	08/18/21	REVISION PER S.C. TO S.I. OF P.D.

PROJECT NO. 2002025/816
 DRAWN BY FB/A/TJB
 CHECKED BY DK6
 FIELD/CHK BW/BB
 DATE 04/15/2021
 DWG FILE 2002025/816



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CENTRAL PARK PLANNED DEVELOPMENT
 1871 S 1300 E UNITS A, B, C, D, & E
 SALT LAKE CITY, UTAH

PROJECT NO. 2002025
EROSION CONTROL PLAN
 CEP.01
 8 OF 10

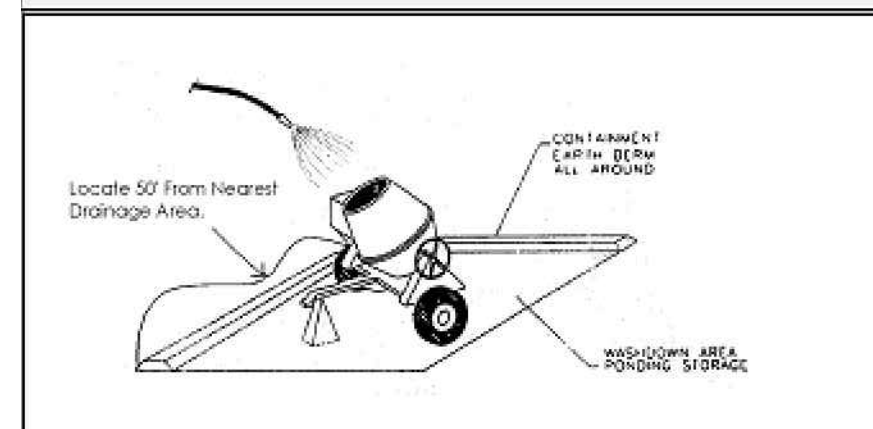
CALL BEFORE YOU DIG.
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www.bluestakes.org

BMP: Concrete Waste Management

CWM



- OBJECTIVES**
- Housekeeping Practices
 - Contain Waste
 - Minimize Disturbed Areas
 - Stabilize Disturbed Areas
 - Protect Slopes/Channels
 - Control Site Perimeter
 - Control Internal Erosion



Utah Valley City Stormwater Utility
Utah Valley City Engineering Division
360 Conestoga Blvd. Room 208
West Valley City, Utah 84117

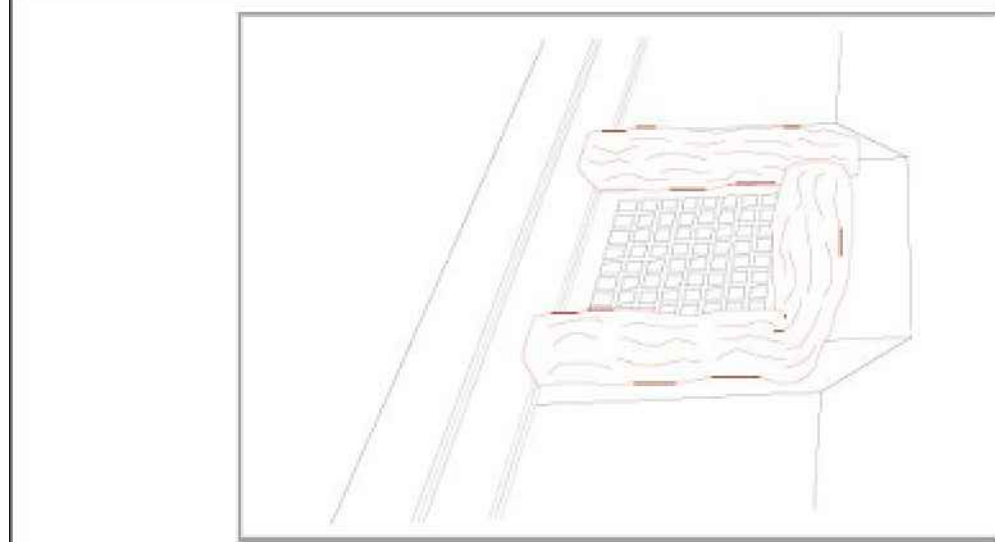
- TARGETED POLLUTANTS**
- High Impact
 - Medium Impact
 - Low or Unknown Impact

- IMPLEMENTATION REQUIREMENTS**
- Capital Costs
 - O&M Costs
 - Maintenance
 - Training

High Medium Low

BMP: Inlet Protection – Wattle

IP-W



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

- INSTALLATION/APPLICATION CRITERIA:**
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
 - When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

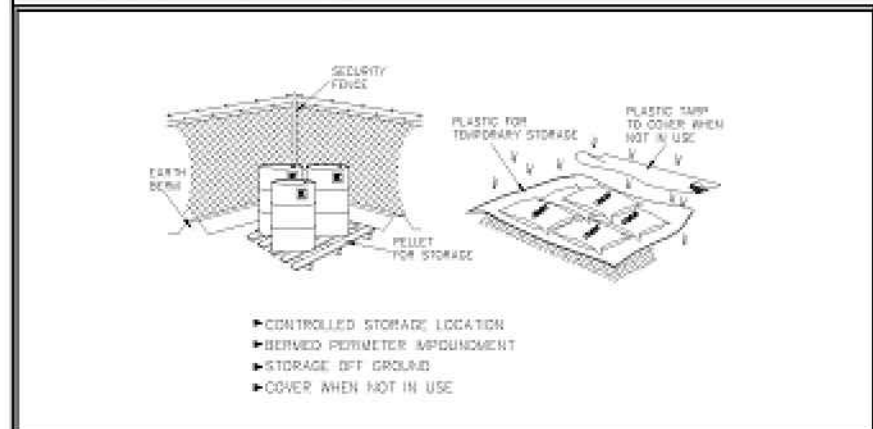
- LIMITATIONS:**
- Recommended maximum contributing drainage area of one acre
 - Requires shallow slopes adjacent to inlet

- MAINTENANCE:**
- Inspect inlet protection following storm event and at a minimum of once every 14 days.
 - Remove accumulated sediment when it reaches 4 inches in depth.
 - Look for bypassing or undercutting and repair or realign as needed.

High Medium Low

BMP: Materials Storage

MS



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:

- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of material.

- INSTALLATION/APPLICATION CRITERIA:**
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
 - Construct compacted earthen berm (see Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
 - Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
 - For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

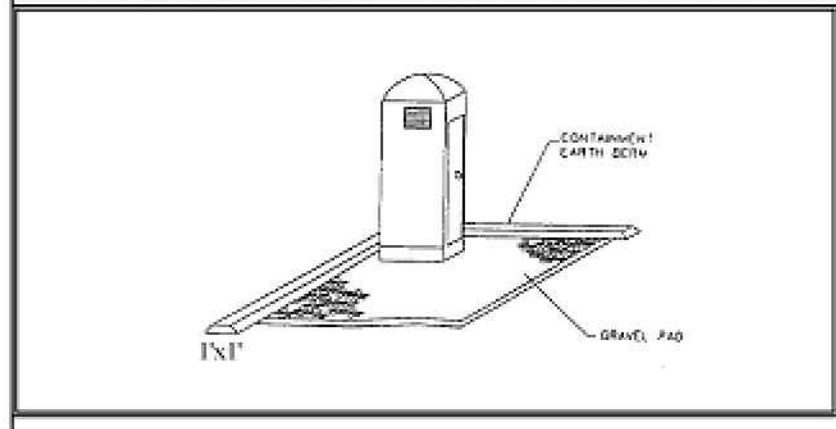
- LIMITATIONS:**
- Does not prevent contamination due to mishandling of products.
 - Spill Prevention and Response Plan still required.
 - Only effective if materials are actively stored in controlled location.

- MAINTENANCE:**
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
 - Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped), and that no materials are being stored away from the designated location.

High Medium Low

BMP: Portable Toilets

PT



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

- INSTALLATION/APPLICATION CRITERIA:**
- Locate portable toilets in convenient locations throughout the site.
 - Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
 - Construct earth berm perimeter (see Earth Berm Barrier Information Sheet), control for spill/protection leak.

- LIMITATIONS:**
No limitations.

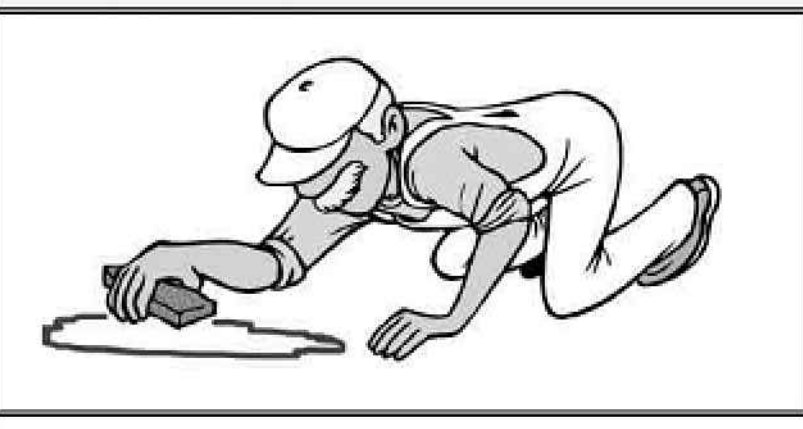
- MAINTENANCE:**
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
 - Regular waste collection should be arranged with licensed service.
 - All waste should be deposited in sanitary sewers system for treatment with appropriate agency approval.

- IMPLEMENTATION REQUIREMENTS**
- Capital Costs
 - O&M Costs
 - Maintenance
 - Training

High Medium Low

BMP: Spill Clean-Up

SCU



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

- GENERAL:**
- Store controlled materials within a storage area.
 - Educate personnel on prevention and clean-up techniques.
 - Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
 - Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

- METHODS:**
- Clean up spills/leaks immediately and remediate cause.
 - Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL.
 - CONTAMINATED MATERIAL.
 - Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
 - Document all spills with date, location, substance, volume, actions taken and other pertinent data.
 - Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #534-4100) for any spill of reportable quantity.

- TARGETED POLLUTANTS**
- High Impact
 - Medium Impact
 - Low or Unknown Impact

- IMPLEMENTATION REQUIREMENTS**
- Capital Costs
 - O&M Costs
 - Maintenance
 - Training

High Medium Low

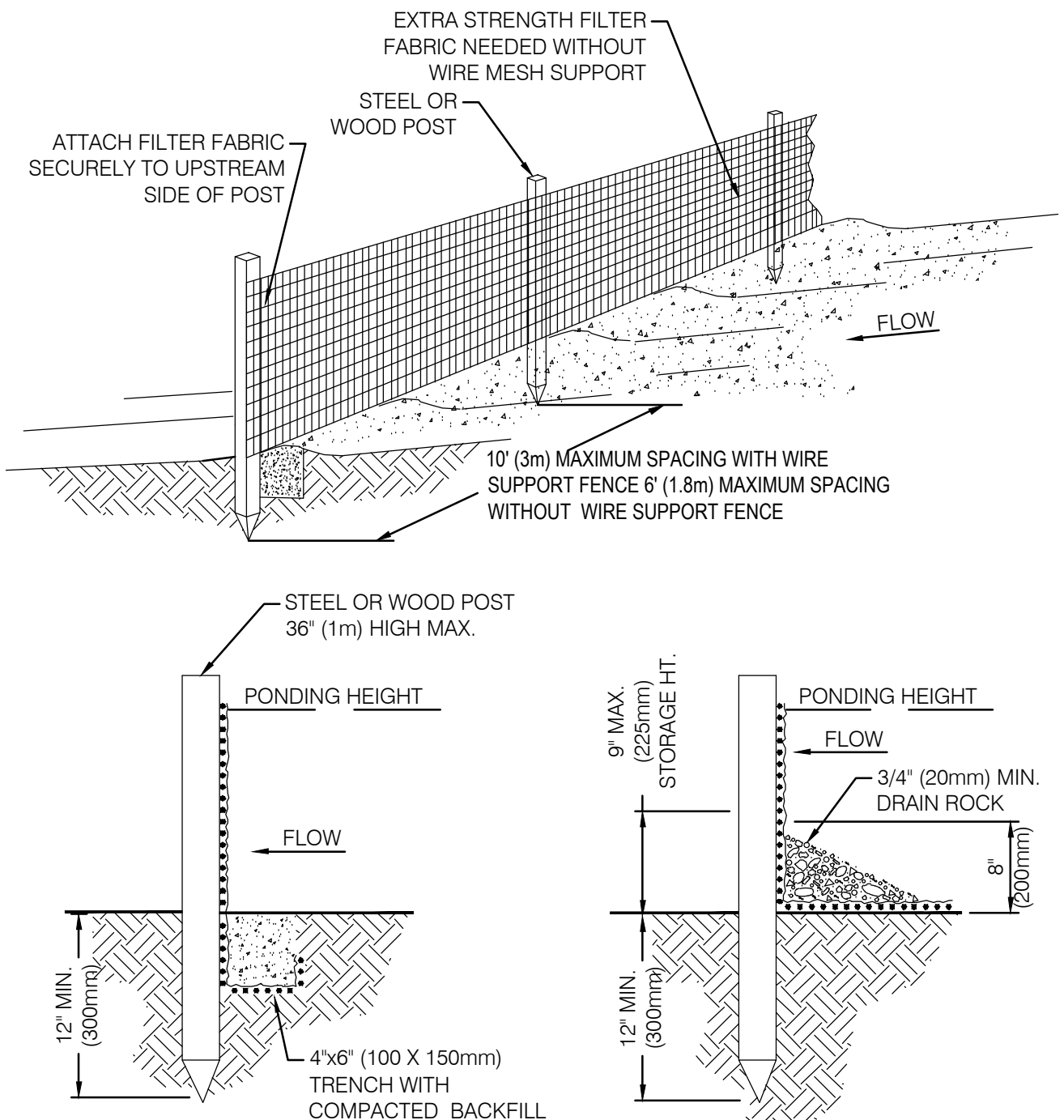
CONCRETE WASTE MANAGEMENT
SCALE: NTS

INLET PROTECTION WATTLE
SCALE: NTS

MATERIALS STORAGE
SCALE: NTS

PORTABLE TOILETS
SCALE: NTS

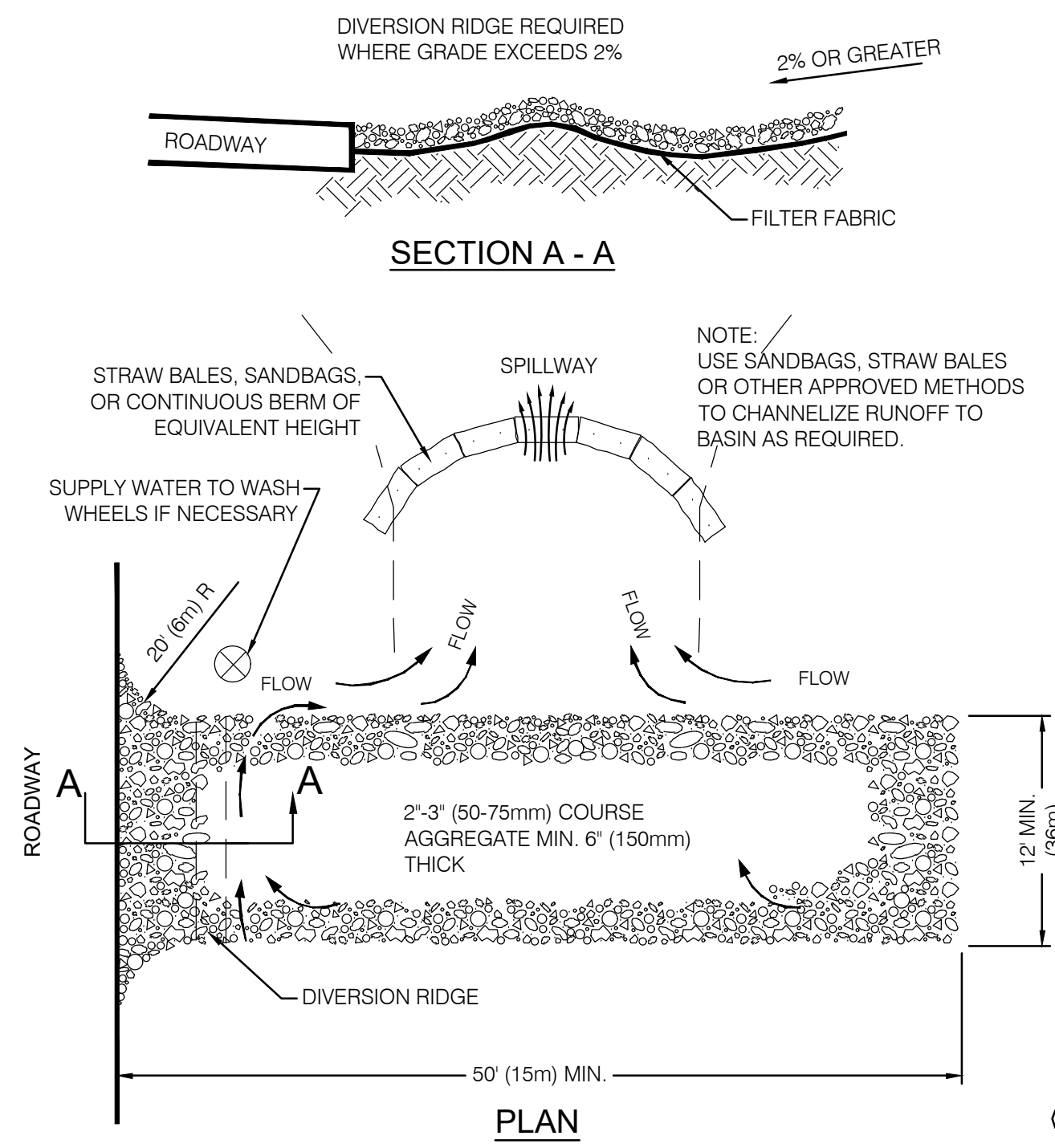
SPILL CLEAN UP
SCALE: NTS



NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9' (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE
SCALE: NTS



NOTES:

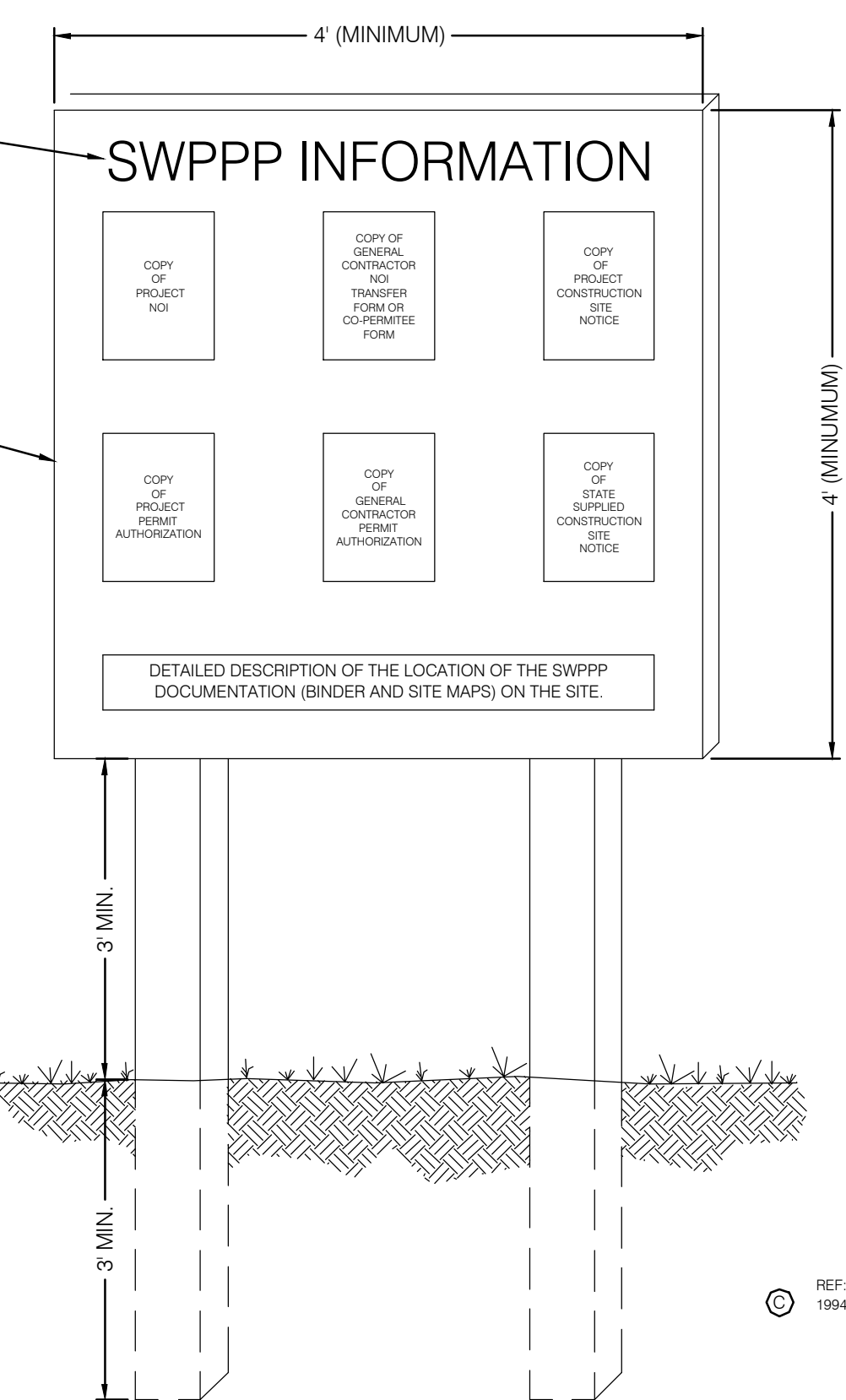
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
SCALE: NTS



'SWPPP INFORMATION' MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)



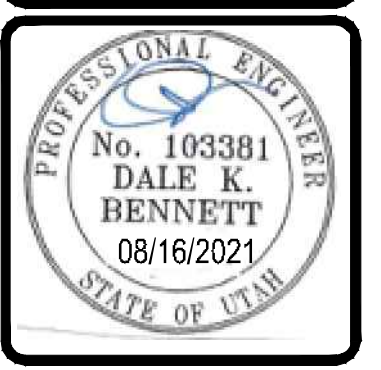
NOTES:

- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
- 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TERMINATION (NOT) IS FILED FOR THE PERMIT.
- 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
- 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
- 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
SCALE: NTS

NO.	DATE	DESCRIPTION
1	06/02/21	REVISION PER CITY COMMENTS
2	07/12/21	REVISION PER CITY COMMENTS
3	07/02/21	REVISION PER ARCHITECTURAL PLANS
4	08/19/21	REVISION PER S.C. TO S.I. OF P.D.

DESIGNED BY: DKB
PREPARED BY: BWBB
DATE: 04/15/2021
DWG FILE: 2002025810

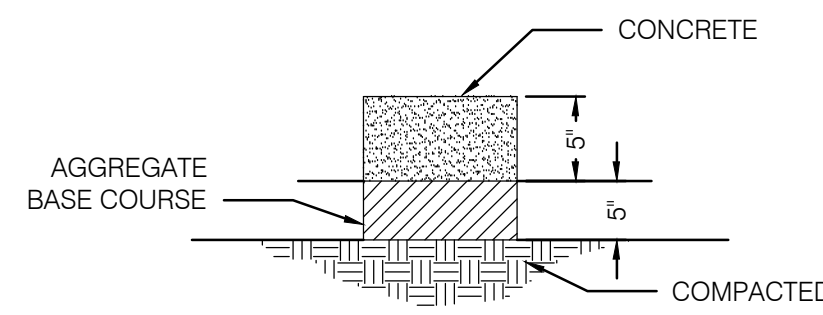


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CENTRAL PARK PLANNED DEVELOPMENT
1871 S 1300 E UNITS A, B, C, D, & E
SALT LAKE CITY, UTAH

PROJECT NO: 2002025
EROSION CONTROL DETAILS
CEP.02
9 OF 10

ALTERNATE: STANDARD
 ASPHALT 3"
 AGGREGATE 8"
 BASE COURSE



STANDARD DUTY PAVEMENT

NOTE:
 1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
 2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.

FLEXIBLE PAVEMENTS:
 (ASPHALT CONCRETE)
 3.0 INCHES ASPHALT CONCRETE

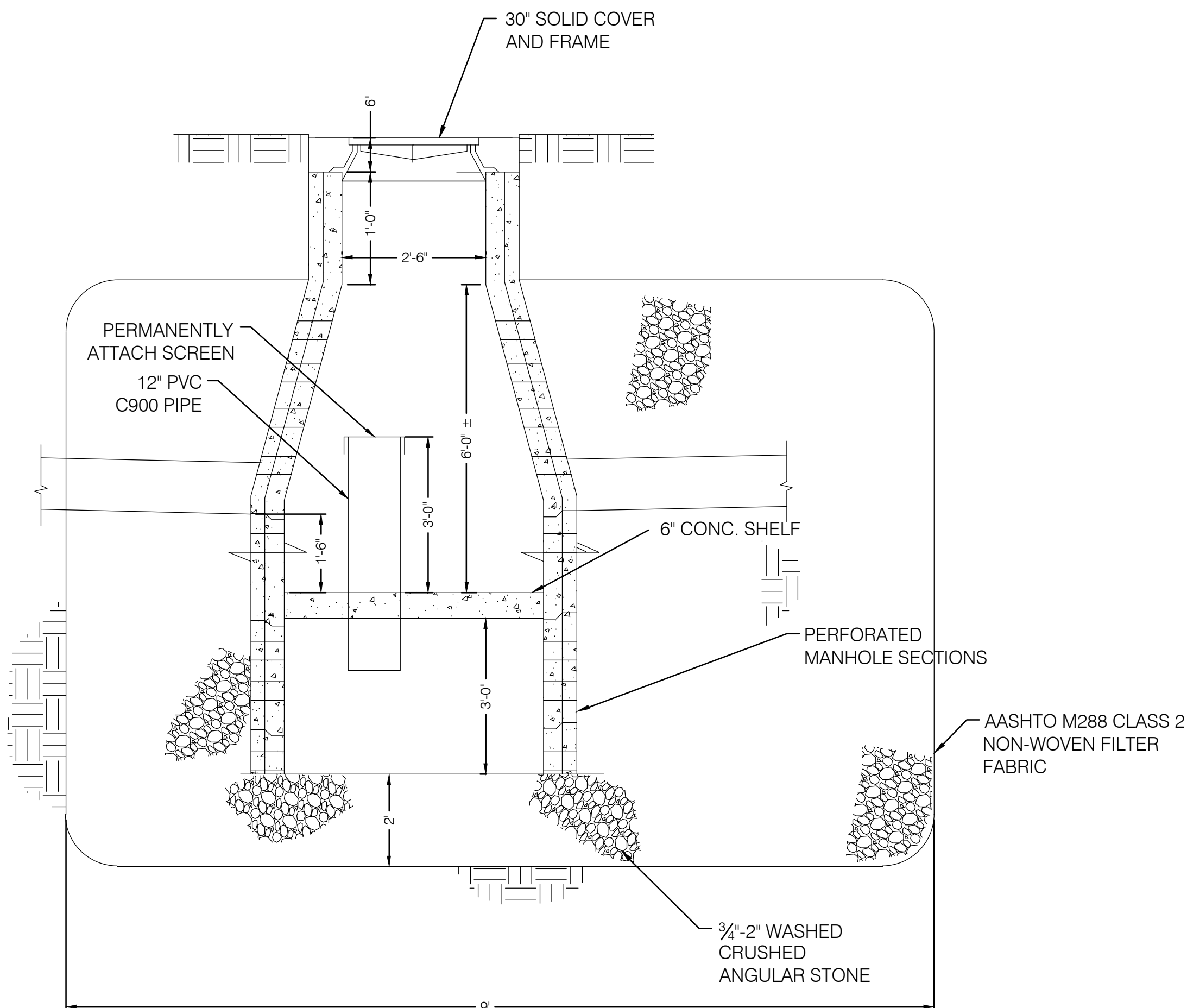
8.0 INCHES OVER
 AGGREGATE BASE
 PROPERLY PREPARED FILLS, NATURAL
 SUBGRADE
 SOILS, AND/OR STRUCTURAL SITE
 GRADING FILL
 EXTENDING TO PROPERLY PREPARED
 FILLS OR

NATURAL SUBGRADE SOILS
 RIGID PAVEMENTS:
 (NON-REINFORCED CONCRETE)

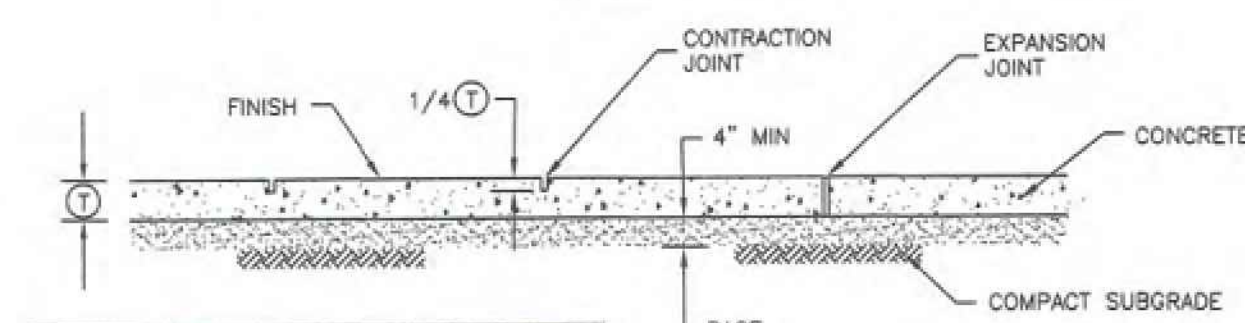
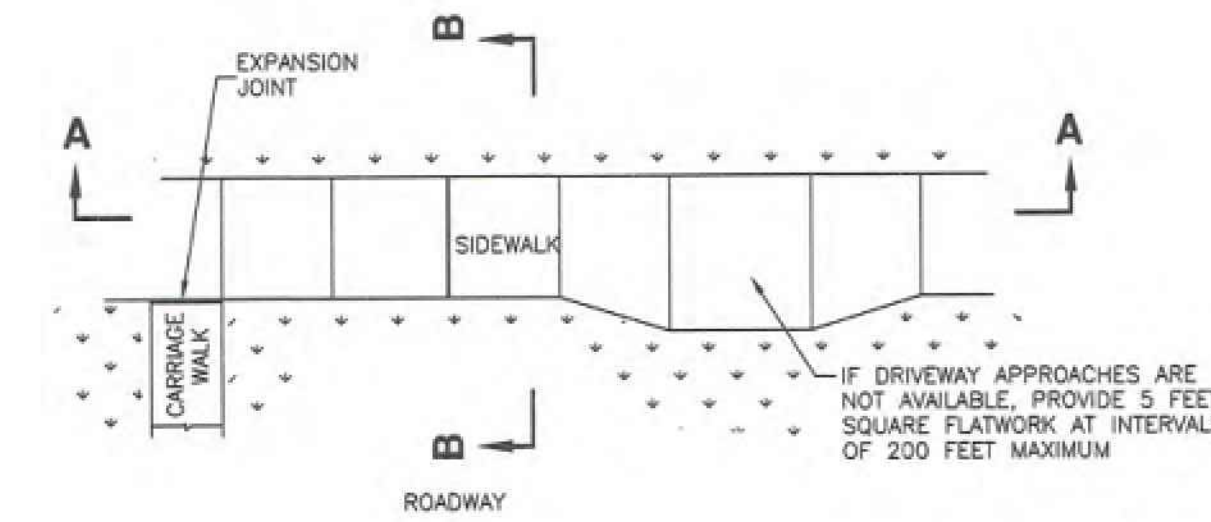
5.0 INCHES
 PORTLAND CEMENT
 CONCRETE
 (NON-REINFORCED)

5.0 INCHES OVER
 AGGREGATE BASE
 PROPERLY PREPARED NATURAL
 SUBGRADE SOILS
 AND/OR STRUCTURAL SITE GRADING
 FILL EXTENDING
 TO PROPERLY PREPARED NATURAL
 SUBGRADE SOILS

PAVEMENT SECTIONS ①
 SCALE: N.T.S.



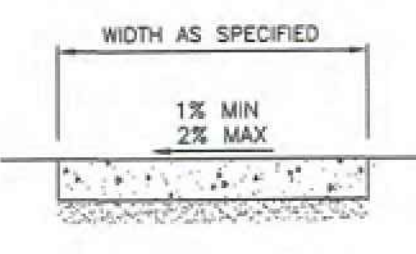
CONC. SUMP DETAIL ④
 SCALE: N.T.S.



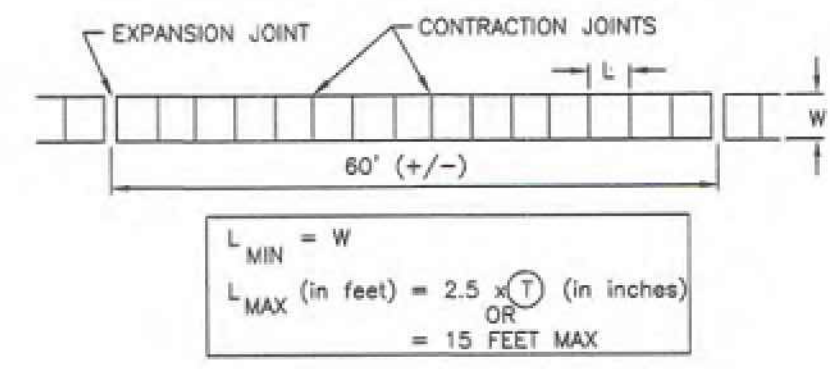
STREET TYPE	①
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



SECTION B-B



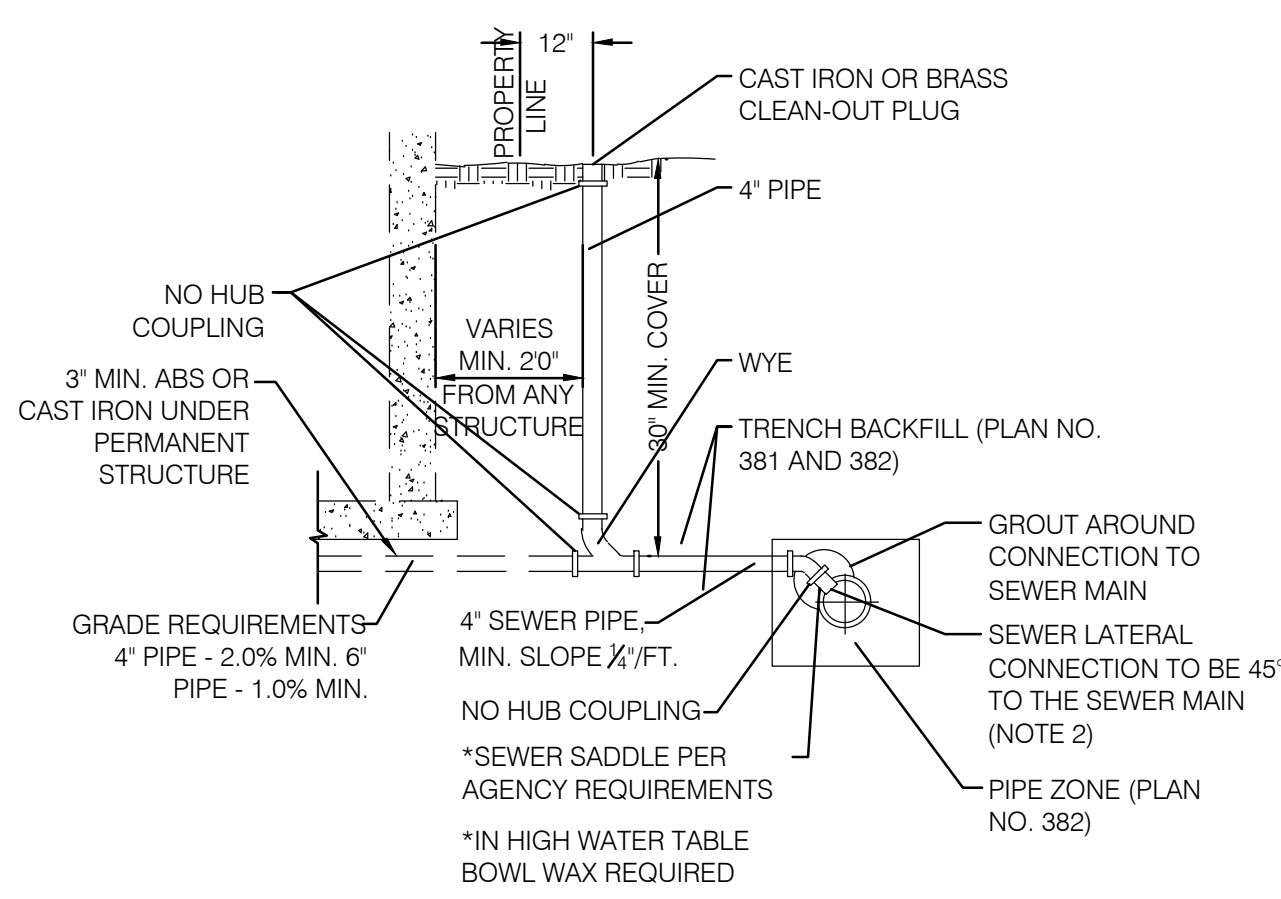
SIDEWALK JOINT DETAIL



Sidewalk

Plan 231
 March 2009

SIDEWALK ②
 SCALE: N.T.S.



SECTION

- NOTES:
- INSPECTION:
 A. PRIOR TO INSTALLATION, SECURE ACCEPTANCE BY ENGINEER FOR ALL PIPE, FITTINGS, AND COUPLINGS TO BE USED.
 B. PRIOR TO BACKFILLING, SECURE INSPECTION OF INSTALLATION BY ENGINEER. GIVE AT LEAST 24 HOUR NOTICE.
 - INSTALLATION:
 A. PROVIDE AGENCY APPROVED WYE OR TEE WITH APPROPRIATE DONUT. VERIFY WHETHER CONTRACTOR OR AGENCY IS TO INSTALL THE WYE.
 B. TAPE WRAP PIPE AS REQUIRED BY SOIL CONDITIONS.
 C. REMOVE CORE PLUG FROM SEWER MAIN. DO NOT BREAK INTO SEWER MAIN TO MAKE CONNECTION.
 D. STAINLESS STEEL STRAPS REQUIRED.
 - BACKFILL: PROVIDE AND PLACE PER APWA SECTION 02321. COMPACT PER APWA SECTION 02324 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8 INCHES BEFORE COMPACTION.

SEWER LATERAL CONNECTION ⑤
 SCALE: N.T.S. (APWA PLAN NO. 431)

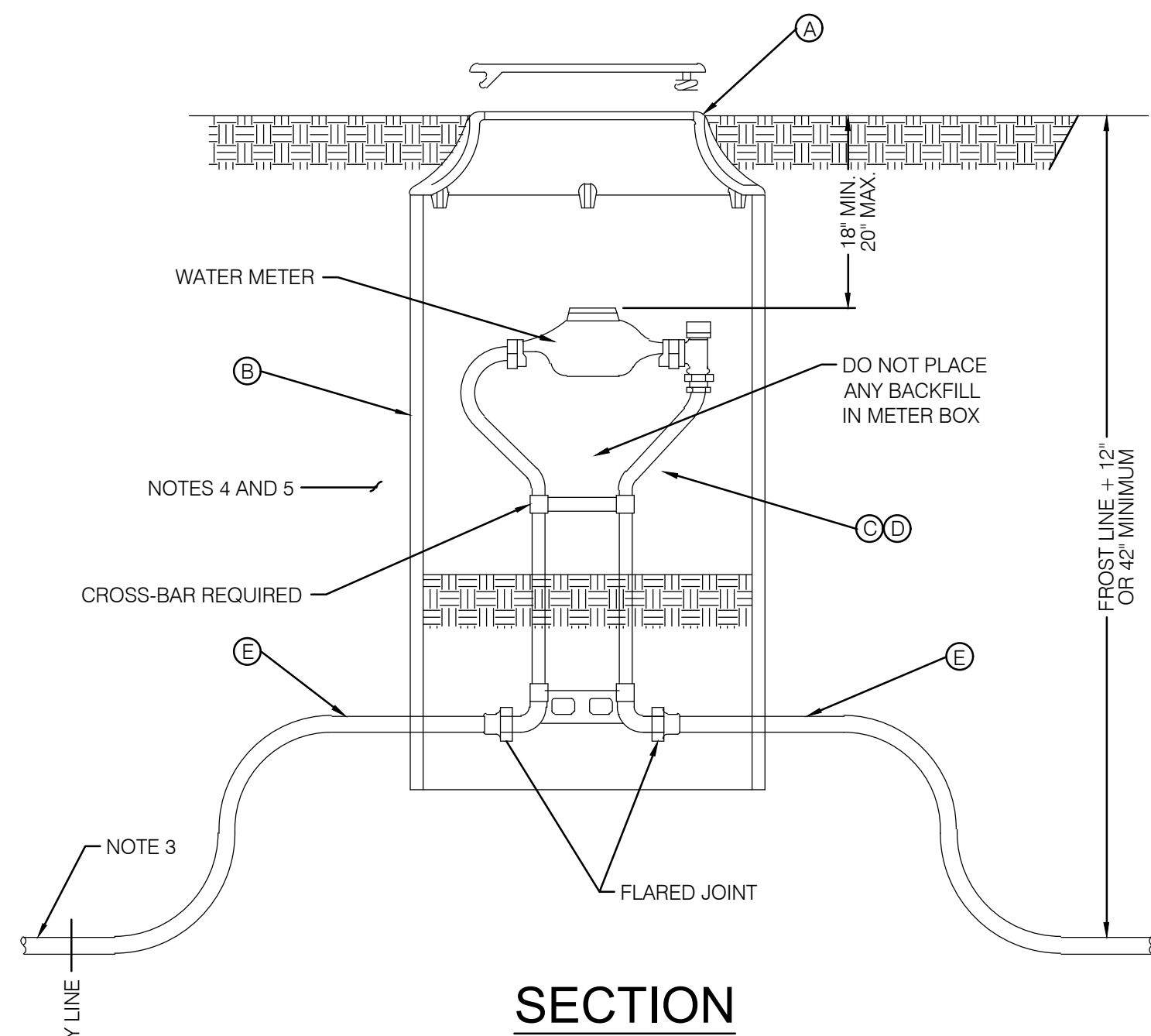


TABLE OF DIMENSIONS		
NO.	ITEM	DESCRIPTION
A	FRAME AND COVER	CAST IRON COVER (GROSS) DUCTILE IRON COVER (DRIVEWAY)
B	METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
C	3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
D	1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
E	COPPER PIPE	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

NOTES:

- METER PLACEMENT:
 A. IN NEW CONSTRUCTION, INSTALL METER AT CENTER OF LOT OR PER AGENCY REQUIREMENTS.
 B. ALL METERS ARE TO BE INSTALLED IN THE PARK STRIP OR WITHIN 7 FEET OF THE PROPERTY LINE (STREET SIDE).
 C. DO NOT INSTALL METERS UNDER DRIVEWAY APPROACHES, SIDEWALKS, OR CURB AND GUTTER.
- METER BOX:
 A. IN LANDSCAPED AREAS AND DRIVEWAY APPROACHES, SET BOX SO GRADE OF THE FRAME AND COVER MATCHES THE GRADE OF THE SURROUNDING SURFACE.
 B. IN STREET SURFACES OR OTHER VEHICULAR TRAFFIC AREAS, PROVIDE THE SAME TYPE OF METER BOX AS REQUIRED FOR 1 1/2" AND 2" SERVICE METERS. SEE PLAN 522.
- PIPE: COORDINATE WITH UTILITY AGENCY OR PROPERTY OWNER FOR TYPE OF PIPE TO BE USED OUTSIDE OF RIGHT-OF-WAY.
- INSPECTION: PRIOR TO BACKFILLING AROUND METER BOX, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
- BACKFILL: PROVIDE AND PLACE PER APWA SECTION 02321. COMPACT PER APWA SECTION 02324 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8 INCHES BEFORE COMPACTION.

1" WATER METER ③

SCALE: N.T.S. (APWA PLAN NO. 521)

NO.	DATE	DESCRIPTION
1	06/02/21	REVISION PER CITY COMMENTS
2	07/12/21	REVISION PER CITY COMMENTS
3	07/30/21	REVISION PER ARCHITECTURAL PLANS
4	08/19/21	REVISION PER S.C. TO S.I. OF P.D.

DESIGNED BY: FBAT/JUB
 CHECKED BY: DKB
 FIELD OFFICE: BW/BB
 DATE: 04/15/2021
 DRAWING FILE: 2002025810

SCALE: 1" = 12' MINIMUM
 OR 1/2" MINIMUM

PROFESSIONAL ENGINEER
 No. 103381
 DALE K. BENNETT
 08/16/2021
 STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
 9130 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

CENTRAL PARK PLANNED DEVELOPMENT
 1871 S 1300 E UNITS A, B, C, D, & E
 SALT LAKE CITY, UTAH

PROJECT NO: 2002025
 DETAIL SHEET
 CDT.01 10 OF 10

ATTACHMENT D – Development Standards

RMF-30 Moderate Density Multi-Family Residential District

The subject property is located within the RMF-30 Low-Density Multi-Family Residential District. The district’s purpose statement is below:

The purpose of the RMF-30 Low-Density Multi-Family Residential District is to provide an environment suitable for a variety of housing types of a low-density nature, including single-family, two-family, and multi-family dwellings, with a maximum height of thirty feet (30'). This district is appropriate in areas where the applicable Master Plan policies recommend multi-family housing with a density of less than fifteen (15) dwelling units per acre. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns, and preserve the neighborhood's existing character.

The proposed development meets the spirit of the RMF-30 zoning district by providing housing types that are not as common in the Sugar House community. The subject property is on an arterial street with ample bus service and sits near a university, making it a good location for higher-density housing.

APPLICABLE ZONING STANDARDS:

RMF-30 Low Density Multi-Family Residential District (21A.24.120)

Requirement	Standard	Proposed	Compliance
Front Yard	20 feet	~46 feet	Complies
Corner Side Yard	10 feet	N/A	N/A – The subject property does not sit on a corner
Interior Side Yard	4 feet for single-family attached dwellings (a 10-foot landscape buffer is required when abutting a single-family district)	5 feet & 10 feet	Complies – The project meets the interior side yard and landscape buffer requirements in 21A.48.080.C .
Rear Yard	25% of the lot depth, but not less than 20 feet, and need not exceed 25 feet.	25.4 feet	Complies – 25% of the lot width is approx. 33 feet, so 25 feet is the required setback.
Building Coverage	50% max for single-family attached dwellings	41% on the smallest lot	Complies
Lot Width	25 feet	20 feet	Does not comply – The applicant has requested a modification through the Planned Development Process.
Lot Area	3,000 square feet for a single-family attached dwellings	The smallest lot is approximately 2611 square feet. The largest is approximately 3,841 square feet.	Does not comply – The applicant has requested a modification through the Planned Development Process. The proposed modification would not affect the density of the proposed project. The proposed lots on the north and south ends of the project are larger than 3,000 square feet.
Building Height	30 feet	35 feet	Does not comply – The applicant has requested a modification through the Planned Development Process.
Landscape Yards	The front and corner side yards shall be maintained as landscaped yards.		Complies – Landscaping is proposed within the front yard.
Landscape Buffers	Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with chapter 21A.48.		Complies – The applicant has provided a landscape buffer along the south property line
Parking	2 spaces per unit	2 spaces per unit	Complies

ATTACHMENT E - Planned Development Standards

21A.55.050: Standards for Planned Developments: The Planning Commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Findings	Rationale
<p>A. Planned Development Objectives The planned development shall meet the purpose statement for a planned development and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict applicable of the land use regulations.</p> <p>F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:</p> <ol style="list-style-type: none"> 1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character-defining features. 	<p>Complies</p>	<p>In his application, Mr. Manning indicated that the proposed development meets Planned Development Objective “F,” by fulfilling a number of goals and initiatives within the Sugar House Master Plan (SHMP). This is the only objective that staff considers to be met by this proposal.</p> <p>The SHMP speaks in-depth about issues with Planned Development residential projects. It includes policies that are based on the community’s expectations of future Planned Development projects:</p> <ul style="list-style-type: none"> • <i>Ensure the site and building design of residential Planned Developments are compatible and integrated with the surrounding neighborhood.</i> The proposed townhouses face the street and reflect the character of other townhouses in the neighborhood. • <i>Discourage the development of “gated communities.”</i> The proposed development will not be gated. • <i>Review all proposed residential planned developments using the following guidelines:</i> <ul style="list-style-type: none"> ○ <i>Support new projects of a similar scale that incorporate the desirable architectural design features common throughout the neighborhood;</i> While the proposed townhouses will be more modern than single-family houses in the neighborhood. The proposed development is similar in character to the townhouses on Downington Avenue. ○ <i>Maintain an appropriate setback around the perimeter of the development;</i> The proposed development meets all required setbacks and provides all necessary landscape buffers. ○ <i>Position houses so that front doors and front yards face the street;</i> The front doors of the proposed townhouses will face the street. ○ <i>Require front yards to be left open wherever possible. When front yard fences are provided, they should be low and open;</i> The front yards of the development will remain open. No tall fencing is proposed. ○ <i>Design houses so that the garage doors do not predominate the front façade. Detached garages are preferred with access from an alley wherever possible;</i> Unfortunately, there is no alley available for garage access and the proposed garages do take up considerable space on the townhomes’ first floor. However, the applicant has softened the proposed garages by using materials that reflect other parts of the development.

		<ul style="list-style-type: none"> ○ <i>Design streets to be multi-purpose public spaces—comfortable for the pedestrian and bicyclist, not just as roads for cars;</i> The proposed circle drive would reduce the number of vehicular access points, reducing conflicts between vehicles accessing the development and traffic (pedestrian, cyclist, and vehicular) on 1300 East. There will also be a pedestrian walkway to help further reduce pedestrian/vehicle conflicts. ○ <i>Provide at least two access points wherever possible in order to connect the street system to the larger street network to maintain an integrated network of streets; and</i> There will be only two vehicular access points on the site. ○ <i>Incorporate a pedestrian orientation into the site design of each project with sidewalks, park-strips and street trees as well as trail ways wherever possible.</i> Trees are proposed along the front of the property and, as discussed earlier, the circle drive and pedestrian pathway would reduce the project’s impact on pedestrian traffic along 1300 East. <p>The project generally meets the Planned Development policies in the SHMP and therefore meets Objective F. By meeting standards in the plan that address “building scale, building orientation, site layout, or other similar character-defining features,” the proposed project meets this standard.</p>
<p>B. Master Plan Compatibility The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.</p>	<p>Complies</p>	<p>Sugar House Master Plan As a project made up of attached single-family dwellings, the proposed project touches on several issues discussed in the Sugar House Master Plan (SHMP). Specifically, regarding Density, Planned Developments, and Housing Options. Each item is discussed below:</p> <p><i>Density</i> The subject property is designated for Low-Density Residential uses by the SHMP. The plan specifically calls out the R-1/(5,000 & 7,000), R-2, and RMF-30 zoning districts as supportive of the desired density range of 5-10 dwelling units per acre (DUA) within areas designated as Low-Density Residential (p.2).</p> <p>The subject property is zoned RMF-30, and the zoning regulations would permit a multi-family development with five units without Planning Commission approval (the applicant is requesting narrower lots). The proposed five units would have a density higher than the desired 5-10 DUA—with 5 units on a ~0.35-acre lot, it’s approximately 14 DUA. However, the SHMP encourages “medium-density [10-20 DUA] housing opportunities in appropriate locations” (p.2). the plan recommends Medium-Density land uses in areas near parks, arterial or collector streets, and transit. While the subject property is not designated as Medium-Density residential by the SHMP, the density of ~14 DUA allowed by the zoning regulations is compatible with the location criteria and policies for Medium-Density land uses in the SHMP.</p> <p><i>Planned Developments</i> The SHMP has specific policies regarding Planned Development applications that should be considered when reviewing this application. They can be found on page 3 of the</p>

		<p>SHMP and have been discussed under Standard A – Planned Development Objectives.</p> <p>Growing SLC: A Five Year Housing Plan</p> <p>The first goal of Salt Lake City’s housing plan is to <i>increase housing options</i>; specifically, the aim is to “promote a responsive, affordable, high-opportunity housing market.” The proposed townhomes will not be affordable units. However, the applicant’s proposal would provide five new opportunities for homeownership at a price point that is disappearing in this neighborhood. While the applicant could sell the units as condominiums if the proposal is denied, mortgages for condos are often more difficult to obtain than for a house on its own land. The applicant’s proposal generally promotes the first goal of the City’s housing plan.</p> <p>Plan Salt Lake Plan Salt Lake</p> <p>The City has an adopted citywide master plan that includes policies related to providing additional housing options. The plan includes policies related to growth and housing in Salt Lake City:</p> <p>Growth:</p> <ul style="list-style-type: none"> • <i>Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.</i> • <i>Promote infill and redevelopment of underutilized land.</i> • <i>Accommodate and promote an increase in the City’s population.</i> <p>Housing:</p> <ul style="list-style-type: none"> • <i>Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.</i> • <i>Increase diversity of housing types for all income levels throughout the city.</i> • <i>Increase the number of medium-density housing types and options.</i> • <i>Enable moderate density increases within existing neighborhoods where appropriate.</i> <p>The subject property is in an area zoned and intended for multi-family development in the City but options for the site are limited due to lot frontage requirements. The modifications requested by the applicant promote the redevelopment of this underutilized land to help meet City growth and housing goals. The project also provides an increase in a moderate density housing type (townhomes) that is not common in this part of the City (sometimes known as a “missing middle” housing type). This proposed development helps to meet the goals of the master plan by providing a needed housing type for this part of the City.</p>
<p>C. Design and Compatibility The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:</p>	<p>Complies</p>	<p>The applicant has added features to the proposed townhomes that would not be required otherwise, including windows framing the front doors, a brick veneer on the first floor, and a circle drive. Staff is of the opinion the proposed project complies with all design and compatibility considerations related to the Planned Development review.</p>

<p>1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the area the planned development will be located and/or policies stated in an applicable Master Plan related to building and site design;</p>		<p>The zoning regulations allow five units on the lot by-right. The density of the project would not change if this Planned Development application is approved. While the scale of the townhomes may be greater than nearby single-family houses (zoned R-1/5,000), the subject property is located in a wholly different zoning district and additional intensity is allowed within the RMF-30 zoning district. The proposed development would be similar in scale, mass and intensity to the townhomes on Downington Avenue. Additionally, the project meets the Planned Development policies in the SHMP.</p> <p>An important issue that should be considered by the commission is the property's proximity to Allen Park. Comments at the Sugar House Community Council meeting made it clear that the recently-acquired Allen Park is an important space to Sugar House Residents. Many expressed dismay at the idea of a three-story building towering over the space. While the zoning standards for the RMF-30 district allow for a structure up to 30 feet on this lot, the Planning Commission should consider if the proposed development will negatively impact the park's intended experience. Because the park is within the same zoning district as the subject property, No landscape buffer is required along property lines abutting the park. In an effort to reduce some of the project's impact on the park, the applicant has proposed a landscape buffer (with a fence, hedge, and trees) along the east property line. With the exception of existing mature trees just north of the subject property, the north lot line does not have the same level of screening.</p>
<p>2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;</p>		<p>The proposed development is similar in character to other townhouse developments in the vicinity, including the townhouses on Downington Avenue. A discussion on the proposed development's compatibility to applicable master plans can be found under Standards A & B.</p>
<p>3. Whether building setbacks along the perimeter of the development:</p> <ol style="list-style-type: none"> Maintain the visual character of the neighborhood or the character described in the applicable Master Plan. Provide sufficient space for private amenities. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. Provide adequate sight lines to street, driveways and sidewalks. Provide sufficient space for maintenance. 		<ol style="list-style-type: none"> The proposed development has a similar setback to the adjacent house and the nearby townhomes. The proposed Planned Development also meets the policies in the Sugar House Master Plan discussed in Standard A) The applicant has proposed yards and decks on the east side of the property. The proposed development conforms with all landscape buffer requirements. The proposed buffer will help reduce potential negative impacts to adjacent properties. The front yard of the proposed development would be open (with some landscaping) from the townhouses to the street. There will be adequate sightlines onto the proposed development for all traffic on 1300 East There is sufficient space on the property for the maintenance of private and public utilities.
<p>4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p>		<p>The applicant has proposed glass windows on the first floor that would frame the front door of each townhouse. Additionally, there is a deck on the second story of each unit that may provide additional eyes on the street.</p>

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;		A lighting plan has not been provided. Compliance will be verified at the building permit stage.
6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and		Units are single-family attached. No communal dumpsters or service areas are proposed.
7. Whether parking areas are appropriately buffered from adjacent uses.		Parking for each unit is located within garages and will be adequately buffered.
D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:	Complies	Staff is of the opinion the proposed project complies with all landscaping considerations related to the Planned Development review.
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;		Based on the landscaping plans provided by the applicant, it appears that some of the more significant trees on the lot will be preserved. The structures and landscaping that previously occupied the property have been cleared. Staff visited the site and noted that some mature trees along the front and one tree on the north east corner of the property were preserved.
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;		There is no existing landscaping along the south property line that would provide additional buffering for the single-family properties to the south. The north lot line abuts a line of existing trees within the Allen Park property and there is one tree on the Northeast corner of the subject property that has been preserved.
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and;		The property abuts south property line properties located within the R-1/5,000 zoning district. The applicant's landscape plans provide a buffer that meets the requirements in section <u>21A.48.080.C.1</u> of the Salt Lake City Zoning Regulations. The required trees, hedges, and fence will soften the south wall of the townhomes and filter views of windows and decks.
4. Whether proposed landscaping is appropriate for the scale of the development.		The landscaping proposed for the site meets all relevant zoning requirements (see 21A.48). the proposed trees and shrubs along the front of the property and along the south lot line will soften the hard edges of the proposed structure. The scale of the landscape is compatible with and appropriate for the proposed development.
E. Mobility: The proposed planned development supports City wide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:	Complies	Staff is of the opinion the proposed project complies with all mobility considerations related to the Planned Development review.
1. Whether drive access to local streets will negatively impact the safety, purpose, and character of the street;		The proposed circle-drive reduces the potential number of vehicular access points on to 1300 east from five to two. Additionally, the circle drive prevents vehicles from having to back out onto 1300 East. Because 1300 East is an arterial, the applicant needs to keep access points to a minimum. The proposed circle drive will also reduce pedestrian/vehicle conflicts along the sidewalk. Also, as noted above, the circle drive will take away the need for vehicles to back onto 1300 East, improving pedestrian/vehicle interactions.
2. Whether the site design considers safe circulation for a		The applicant's proposal includes a walkway that would circle the townhomes on the site. No bike facilities are proposed on the site,

<p>range of transportation options including:</p> <ul style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian-oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes; 		<p>but since each proposed single-family residence has a garage, there is available space to park bicycles at each unit. Finally, the proposed development is immediately adjacent to an existing stop for UTA's 220 bus.</p> <p>Because the proposed circle drive only provides two transportation access points, there is a potential conflict between pedestrians, cyclists, and cars accessing and leaving the site. Ideally, the proposed plan would include a sidewalk that bisects the circle drive and access the sidewalk between the two ends of the circle drive. Staff has recommended this as a condition of approval.</p>
<p>3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</p>		<p>The proposed development would face 1300 East and access to adjacent uses and amenities would not be much different from any other single-family house in the neighborhood. However, as noted above, the applicant will need to add a sidewalk for pedestrian access to the site in order to limit pedestrian/vehicle conflicts. This is a condition of approval recommended by Staff.</p>
<p>4. Whether the proposed design provides adequate emergency vehicle access; and;</p>		<p>The Fire Code reviewers have indicated that the proposed circle drive is adequate for the proposed single-family occupancy of the proposed townhouses (see Attachment H).</p>
<p>5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.</p>		<p>As discussed under other Mobility standards, the proposed circle drive helps to reduce the number of vehicular access points to 1300 east and keep delivery vehicles from parking on the shoulder—often an issue for traffic and transit on 1300 East.</p>
<p>F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.</p>	<p>Complies</p>	<p>The applicant's landscape plan indicates that some mature trees will be preserved. Staff visited the site and counted two trees along the front property line and one on the northeast corner that remain standing at the excavation site.</p>
<p>G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.</p>	<p>Complies</p>	<p>The applicant has indicated that the utilities will be shared and the Public Utilities Division has no objections (see Attachment H). The proposed development is located along a major arterial with sufficient utilities to serve the proposed density of the development.</p>

ATTACHMENT F - Preliminary Subdivision Standards

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Standard	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Chapter 20.12 of the Subdivision Title	Complies – pending approval of the Planned Development	The size and width of the proposed lots do not conform with requirements in the zoning regulations. The applicant has requested Planned Development approval to allow modifications to those standards.
B. All buildable lots comply with all applicable zoning standards	Complies – pending approval of the Planned Development	The size and width of the proposed lots do not conform with requirements in the zoning regulations. The applicant has requested Planned Development approval to allow modifications to those standards.
C. All necessary and required dedications are made;	Complies – pending compliance with Department Comments	The proposed preliminary plat does not include any right-of-way dedications. Utility and drainage easements will be determined prior to the final subdivision process. Compliance with Public Utilities requirements is a condition of approval.
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	Complies – pending compliance with Department Comments	Water supply and sewage disposal will be evaluated and any upgrades or changes needed to serve the development will be required by Public Utilities prior to building permit or final subdivision approval.
E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included.	Complies – pending compliance with Department Comments	Engineering has not indicated a requirement for public improvements along 1300 East. However, any required public improvements are subject to approval by Engineering prior to the issuance of a final plat.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	Prior to final approval, Staff will ensure the proposed subdivision complies with all other applicable laws and regulations. The project will need to apply for Final Subdivision approval.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Complies	The proposed subdivision does not alter any street or right-of-way.

ATTACHMENT G – Public Process and Comments

The following is a summary of public input opportunities related to this project:

Public Notices:

- Notice of the project and a formal letter requesting comments was sent to the Chair of the Sugar House Community Council on October 8, 2021.
 - The applicant and staff were invited to their Land Use and Zoning Committee Meeting on Monday, November 15, 2021.
 - The Sugar House Community Council provided comments on December 2, 2021. They are attached.
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on October 8, 2021, providing notice about the project and information on how to provide input.
- The 45-day recognized organization comment period expired on November 29, 2021.

Public Hearing Notice:

- Public hearing notice mailed: November 23, 2021
- Public hearing notice sign posted on property: December 4, 2021
- Public notice posted on City and State websites & Planning Division listserv: November 23, 2021

Public Comments:

To date, three public comments have been received from residents about the proposal, both opposed to the proposal.



December 2, 2021

TO: Salt Lake City Planning Commission

FROM: Judi Short, First Vice Chair and Land Use Chair
Sugar House Community Council 

RE: PLNPCM2021-00886 – Central Park Townhomes 1861 S 1300 East
PLNSUB2021-00882 – Central Park Townhomes Subdivision

We received notification of this proposed project, and it was put on our website and in the Sugar House Community Council Newsletter for November and December. I have at least nineteen pages of comments, and approximately two people are in favor, everyone else is against it. Mr. Manning needs to know that if he is going to do a project in Sugar House, he needs to spell it with two words. And, the name Central Park is not at all acceptable for this small, sleepy little place of respite in Sugar House. Allen Park is not the kind of park to throw a ball with your son, or play soccer, or have a picnic. And, we do not believe that asking for all these variances and exceptions makes this a more enhanced product. In fact, building the townhomes taller instead of three is detrimental to the proposed buyer who will pay a fortune to live in a skinny awkward building. Having no greenspace on this development, in spite of what the developer describes, doesn't make this very desirable. The patio on the west side along the street above the garage is fine for a barbeque or having a drink, but the traffic might be too intense to make it really desirable most of the time. The grass along the front sidewalk does not seem at all inviting, between the street and the garage door. The rooftop decks invade the privacy of the surrounding neighbors.

Mr. Manning indicates that he will save some of the trees. In fact, nearly every tree that was on the two parcels is gone. He is not adding a bus stop, it has been there for at least thirty years. He plans to add lots of exterior lighting like the project on the north. In fact, the project on the north glows like a Christmas tree at night, disturbing the animals and the neighborhood because it is so bright.

The whole purpose of a Planned Development is to provide an enhanced product, something that just abiding by the land use regulations itself wouldn't achieve. As far as we can see, this is just squeezing five units in where three would be very comfortable. But, those three were affordable units, and there is nothing affordable about this project, this is a loss of three more affordable housing units in our neighborhood. Sugar House cannot afford to lose any more affordable units.

A Planned Development needs to achieve one of the five objectives of 21A.55.010 (Planned Development). This does not meet the preservation of Open Space and Natural Lands; all the trees have been already removed rather than planning the development around existing trees. The development comes right to the edge of the redeveloped parcel, rather than being an enhancement to the park. There was no attempt to preserve, restore or come up with an adaptive reuse of the buildings on the parcel, they were just removed. The building scale of this project is way out of touch with the historic development pattern of this neighborhood, it does not give a single nod to the surrounding neighborhood.

This parcel is in a wonderful part of Sugar House, next to Allen Park, and across from Westminster College. There is terrific architecture all around, and the traditional bungalows are wonderful. This parcel could have three tastefully designed town homes on them that fit the size, scale and feel of the area, while adding to the character. Instead, we see something that appears totally out of place before us for consideration. Please deny the request for a Planned Unit Development, and deny the request for a subdivision. Ask the petitioner to start over and bring something forward that fits the neighborhood and the spirit of the Planned Unit Development ordinance, that is no larger than three dwelling units, and 30' high.

COMMENTS 1860 S 1300 EAST TOWNHOMES

Taylor Dana <tayd103@gmail.com>

2:59 PM (2
hours ago)

My name is Taylor Trunk and I live at 1311 E Westminster Ave adjacent to the 1861 south 1300 east project. I received the letter in the mail about their petition for zoning exceptions. I am very much opposed to these exceptions as it would directly impact the privacy of my backyard among other issues. I spoke to Aaron Barlow briefly and he suggest I reach out to you about the petition. Would you be available sometime this week to discuss this?

From: Yda Smith <ydasmith19@gmail.com><1416 East Downington Ave.>

Subject:1861 South 1300 East Townhomes

They have already taken out all. but one tree so what they say they will do is no guarantee. Three units is about all they should be asking for. I object to squeezing 5 units into that space and the vehicles that will be associated with those five units. I am also not in favor of any height or width or depth variances from current restrictions as this is unnecessary on this property and opens up opportunity for other builders north of 2100 South to stuff our community with their buildings. They just build and leave and take their profits with no concern for community impact. The shade these tall buildings will create in Allen Park is already a negative issue.

To me it is about losing a lifestyle. Having single family homes torn down so that lots can be built on that cover the whole area with huge buildings, virtually no trees, no yards for kids to play on, no backyards where we grow a few tomato plants and have friends and family over for a barbecue, where our dogs are able to hang out fenced in, where we talk to our neighbors over the fence. This is the second development in one block that are taking two buildings and turning them into high rise luxury homes for rich people that are changing the nature of our community in a way I find distressing if it continues unchecked.

Sally Marie Barracloug via server.aqusagtechnologies.com

5:42 PM (1 hour
ago)

to me

From: Sally Marie Barraclough <sallyb@xmission.com><2828 S Filmore St>

Subject:1861 South 1300 East Townhomes

I strongly oppose this project because of the close proximity to Allen Park. The request to change the lots from 25 ft to 20 ft will allow too many townhomes to be built on this parcel. If the townhomes to the north of Allen Park are any indication, these new townhomes will be priced too high for the average citizen to purchase. The homes that were removed were more affordable than the new townhomes will be, and we are severely lacking in affordable housing in the city. Allowing additional height variance will shade the park vegetation and put the existing park trees at risk. The owner/developer has already removed a large number of trees on the parcel with no requirement to replace them. I question allowing trees to be removed when the city is still desperately trying to add trees to our urban forest.

Central Park – what is in a name?

First SLC has no central park and it would be an insult to name the development that will be an eyesore after a beautiful vision for New York City that has provided a decades of enjoyment for everyone. The name has to go.

What they should do is name it Allen Park and in the spirit of the original owner and protector disguise the big building as much as possible, dark natural material, lots of plantings and honor the namesake of the space they are invading. I visited Allen park last month eager to hear about the plans for it. I would prefer one beautiful megamansion that was built to fit in. There are plenty of millionaires that could buy it.

Would you really want to buy a town house that was 20 feet wide, like two of them are proposed to be? Why not just 3 or 4 town houses and not 5? The height increase they ask for I am opposed to. They already have 3 balconies. The third floor has

one that can look east. The added 5 ft of height makes it even more imposing as seen from below in the park. They can sit on the 3rd floor and look out or the second and look west. The plans showed no elevations so hard to imagine what it is going to look like but it has to fit in and be as unobtrusive and vegetated as possible. email: Suzanne.Stensaas@hsc.utah.edu

From: Kenneth Wheadon <1954vespa@gmail.com><1194 East Crystal Ave>

Subject:1861 South 1300 East Townhomes

1. Transferring the duplex and triplex to five town homes does not increase housing stock. Selling only increases developer profit.
2. Description of landscape lacks merit of enhancement.
3. Having the development look like the new construction does not constitute fitting in the neighborhood fabric and does nothing to enhance the streetscape.
4. Is there a traffic study for the additional vehicles adding to the already congested 1300 East?
5. Is the proposal to add a UTA bus stop?

We spoke on the phone a couple weeks ago when we received the notice in the mail about the petition to adjust zoning requirements for the Central Park Townhouses on 1300 E. I am following up to share our concerns with the five-foot increase in height part of the petition. We live directly south of the property at 1311 Westminster.

1) Before the project began, the developers required extra square footage to fit their 5 town houses on the property and our property behind our fence was the obvious square footage to acquire. If we didn't sell them the land, they would have been forced to go with 4 town houses. We went through negotiations for many months to finally close and during those negotiations, they shared their plans for the properties. I've attached the plans they shared with us and our lawyers prior to signing the contract which did not include roof decks. They swore up and down that all that would be facing our property was a brick wall with no windows and they would only have decks off the back of the buildings. Had we known they wanted to have roof decks that would stare into our yard and master bathroom window, we would have seriously reconsidered selling the land.

2) The narrative of the petition mentions "there should be no issue regarding noise and privacy of neighboring lots," which is untrue given these roof decks would have a birds eye view directly into our back patio and yard, not to mention, eye level with our master bathroom. I would also assume this will cause disturbance to the nextdoor Allen Park.

3) Also, in the narrative, they mention only: "There will be decks on the front of the building and the second floor, which will be aesthetically pleasing to passerby." They do not mention roofdecks here. These may be less aesthetically pleasing.

We appreciate you considering our concerns about the height increase. Please let me know if you have any questions.

Thank you,

Taylor Trunk Tayd103@gmail.com

1311 E Westminster

(419) 346-5192

From: Wanda Gayle <wgayle@sisna.com><1565 East Garfield>

Subject:1861 South 1300 East Townhomes

I urge the council to not give approval for exemptions to the required regulations for the Central Park Townhouses. First, it's ironically ludicrous to name this project "Central Park" when they are directly south of an actual park and their construction would ruin the quiet, parklike, and undeveloped nature of Allen Park. Second, to reference the neighboring townhomes north of Allen Park does a disservice to the community because those townhomes violate the creek setback, are completely out of character (and out of financial reach) for Sugar House, and never should have been approved. I do support the idea that each home would have its own garbage can, though, as pointed out in the proposal. Please say no to the proposed alterations for this project.

I agree that we should put up some guardrails for this particular development. They should not get additional height, and I agree that they shouldn't be so close to the Park. Even the architecture is not as good as Prescott's project (even though they tried to copy it).

From: Martin Barraclough <martinb@xmission.com><2828 S Filmore St>

Subject:1861 South 1300 East Townhomes

I am concerned about the proposed townhome project located at 1861-71 South 13th East. The developer would like to build five townhomes in which the garages and front doors will all face 13th East. First, I feel five townhomes are too many for this parcel. In order to keep them detached, the lot sizes will be only 20ft wide. In my opinion that will have terrible street appeal. Secondly, five double car garages on 13th East will only cause more headaches for drivers on 13th East. The street through this area is already very congested. I can't imagine having to wait for cars entering or exiting these garages. This is a terrible design and I hope the developer will not be granted the variances that he is seeking, so that the project can be scaled back to be more fitting for the neighborhood.

From: dsasf <sddsdfs@ffsdf.com><ddgfg dsffds>

Subject:1861 South 1300 East Townhomes

sdfsda

From: Patrick DePaulis <pdepaulis@me.com><1335 E Westminster Ave>

Subject:1861 South 1300 East Townhomes

This plan would be disastrous for an already overwhelmed 1300 e where it bottlenecks in front of Westminster college and Allen Park. There needs to be parking in the back and a in-and-out driveway (north & south one way entrance/exits on east side (1300 east) of proposal, The developer has already dug into Allen Park over the property line to build a retaining g wall, cut down all the trees and has promised landscaping but with (5) units, there is no room for landscaping?!?. There is a brand new development on the corner of downington and 1300 east. Exact same situation two parcels with three huge ugly townhomes. Why should this developer get to put in (5) units on a two parcel piece of property and then increased the height & width of the project? Hasn't precedent been set by the the other townhome development from last year? The developer has not planned for traffic or parking!!! three units would barley work but not five, that's ridiculous and dangerous. The name of this development is a joke and makes ZERO sense.! LOL On a cultural level this development as planned would ruin the feel of the neighborhood and is just atrocious. The community does not support this development taking up extra height for "railing" or making sidewalks smaller without any landscaping to accommodate (5) units., This is a ridiculous request and this developer needs to go back to the drawing board and spend a day watching traffic on 1300 east. This plan is unacceptable and will cause much damage to the neighborhood, surrounding community, traffic & parking (guests). The proposed plan does not conform to the neighborhood. This plan is called crossing your fingers and cramming them in! Also, there is a moratorium for digging into 1300 east for the next five years. What's the developers plan to deal with putting in sewer and water? We will fight to enforce this moratorium because we don't want the developer destroying our new road (1300 east) or building structures that don't conform to the neighborhood. The neighborhood will tolerate (3) units, parking in back with at minimum 40% landscaping and no special variances for with or height of project. As well as a name change that fits the neighborhood!!! Central city is downtown, so, the developer is obviously not from Salt Lake. Thanks for your time!

From: Thea Brannon <theabrannon@yahoo.com><1768 E Wilson>

Subject:1861 South 1300 East Townhomes

Another developer capitalizing on our beautiful Allen Park with what will no doubt be extremely expensive townhomes, like those built directly on the other side of the Park. Why not a simple fourplex that would have to be less expensive to rent and help fill the need for actually affordable housing? It's so depressing.

From: Kim <aajandrew@gmail.com><1312 Westminster>

Subject:1861 South 1300 East Townhomes

Living in the area, I am curious what the plans are to preserve native trees as it seems most of the trees on the lot are no longer there. Also, the size of the lot does not seem capable of easily fitting 5 homes, and I am concerned that increasing the

height will not fit in with the neighborhood, mostly having single story homes. Additionally, the southern most home would seem to be directly looking into the back yard of the neighbors on Westminster Avenue. I am in support of higher density, but would prefer that this stay at 4 homes that don't tower over the entrance to Allen Park. Parking in the neighborhood is already becoming increasingly challenging without dedicated parking for Allen Park; these new townhomes will further stress street parking in the immediate area.

From: Patricia J McNamara <jpjmac2@yahoo.com><2681 Angelita Ct.>

Subject:1861 South 1300 East Townhomes

This project makes me feel claustrophobic! Crammed in is another way to describe it...The narrowness that results would not allow a desirable floor plan.. If one or two units were removed, and the height lowered, the remaining units would have more width and therefore be more desirable for potential buyers and indeed bring a higher price. It would also resolve the issues the neighbors described as well as the serenity of Allen Park. We have just watched the building of 4 individual condos on a 1/2 acre lot next to our PUD and they seem "crammed in".

I would suggest a redesign that would be more aesthetic and in keeping with the neighborhood feel. It seems that Planning often ignores the objections of homeowners /taxpayers and approves developers who build and leave. We need to be more protective of our neighborhoods and the historic charm that embellishes the community..

From: Rebecca Wing Davis <rdavis2655@gmail.com><1564 E BLAINE AVE>

Subject:1861 South 1300 East Townhomes

The proposed Central Park Townhomes Development at 1861 - 71 S 1300 East is trying to cram too much development into the property. I am opposed to the requested zoning change to allow 5 townhomes to be built there. It will negatively impact the new city park, Allen Park to the north of the proposed development. As currently designed, a wall of garages would be visible from visitors to Allen Park with cars coming and going through the development on a narrow roadway. Cars would also park along this roadway, also negatively impacting the enjoyment of visitors to Allen Park.

The setback between Allen Park and the proposed development is only 5' instead of 10' and I am opposed to that. The setback needs to be 10'. Allowing three town homes would be a better fit for the lot.

I am also opposed to the requested additional five feet of height (beyond the 30-foot maximum) to accommodate railings for decks on the roofs of the proposed townhomes. As currently designed, these roof-top decks would look down into the backyards of the houses to the south of the property.

A suggestion was made during the Nov. 15, 2021 SHCC LUZ meeting that the proposed building design be turned 180' so that the wall of garages and the access road faced south. I support this suggestion, but for a development of 3 townhomes instead of 5.

Allowing this building to be developed as is will just encourage more developers to buy up homes in the area and squeeze as much concrete and floor space as possible onto the lot to maximize their profits, ripping out every tree at a time when we are in such great need of clean air, with no regard for the character of the neighborhood and no regard for the people who currently live here.

The master plan for the Sugar House area was clearly written with a high regard for historic preservation and preservation of the character of the neighborhood. This design, which looks just like every apartment building going up in the city, with no consideration for the negative visual impact on all those visiting Allen Park, with virtually zero space for trees or any significant landscaping, with a line up garages as what we all will see from the street, flies in the face of the long standing, and much needed, preservation of the charm of the area. Allowing exceptions to zoning for five, rather than a more reasonable three, units is unacceptable for this lot and will set a dangerous and destructive precedent encouraging developers to buy up what they can and stuff in more structures that ruin the area forever. Yda Smith

I heard that they want to build a 5-unit 5 story building right up to the property line. That should not be allowed when Allen Park had to remove a historic house because it was too close to the property line. A 4 or 5 story building is way bigger than any homes around it and would block virtually all sunlight from getting to the park. Building homes is fine but not a huge monstrosity that looks more like an office building than a residence. I know I am not the only one that feels this way. I hope that the voice of concerned citizens doesn't go without due consideration. I do security for Allen Park and was given your email for feed back and concerns. Thank you, Donna Paskett dlpaskett@gmail.com

Hi Judi,

I am a long time friend of Erv Stankevitz and he has made me aware of the re-zoning and I listened to the SLC Council meeting. As a graphic designer and small retail business owner I also do some marketing. Also work with non-profits. So... an idea for your campaign.

Not So High Sugarhouse

Community is so important in the health of our lives. Wish you luck.

Suzi

Suzi Elmore

Elmore Design

suzi@suzielmore.com 801-989-7360

From: Patricia Wesson <trish.wesson@gmail.com><1368 S 1000 E>

Subject:1861 South 1300 East Townhomes

This plan would almost defeat the purpose of saving Allen Park. It is too large and in no way fits the neighborhood.

From: Elizabeth Hanna <elizhannanp@hmail.com><1370 east Roosevelt ave slc 84105>

Subject:1861 South 1300 East Townhomes

This is too many townhomes and they are way too tall to fit in with the character of the neighborhood. They will crowd our light to neighboring houses and change the feel of the neighborhood in a way that is not in keeping with how and why the zoning rules are written the way they are. We don't have high rise buildings here

From: Connie Crandall <concrandall9@gmail.com><1273 E Logan Avenue>

Subject:1861 South 1300 East Townhomes

This development would diminish this part of the Sugarhouse neighborhood. We've already had development in that area and we don't need more, especially adjacent to a peaceful park

From: Jayne Davis <xanthcat@icloud.com><1610 S 1200 E>

Subject:1861 South 1300 East Townhomes

We say no. They have not kept their word on keeping the trees and the height of the buildings is not appropriate for the area. Too much building to fast with no thought. No! To this development.

From: Tom Gosse <tjgosse@gmail.com><1471 Browning Ave>

Subject:1861 South 1300 East Townhomes

While I understand the interest in Sugarhouse, I live here, but this is wrong. If we allow this developer to ruin the flavor of our community for their benefit where does it stop? Can anyone sell their property at the expense of everyone around them? I grew up in a modest home in Millcreek. My parents still live there. One of the larger homes on the street sold years ago and was replaced with 3 huge two story 'McMansions' that now tower over everything around them. Not only do they stand out but they are gated. Apparently to keep the 'peasants' out. I'm disgusted every time I drive by it. At the time Millcreek wasn't incorporated and there were no building restrictions preventing this from happening but Salt Lake has building rules and regulations for a reason. I get that property in the city is a premium but allowing builders to build up so they can look down on everyone else around them is wrong and it diminishes the surrounding property value and the community.

Betty Long clovard_dml@msn.com

Seems there is no historic look to Sugar House any more. Town homes in this area is not appropriate! (FACEBOOK)

From: Amy Simpson <twinned2k@gmail.com><1556 E Logan Avenue>

Subject:1861 South 1300 East Townhomes

This rezoning is a terrible idea.

The tall buildings are ruining Sugar House, blocking sunlight, overwhelming the streets with new residents going in and out,

killing trees and plants. Please block this zoning change. Unbelievable what the tall buildings and density has done to this area. Amy

From: jenella loye <jeloye@gmail.com><711 Oak Ave>

Subject:1861 South 1300 East Townhomes

I lived in sugarhouse for many years and appreciated the quality of the neighborhood it's a feeling of a community. When I returned recently I was dismayed to find that high-rise development was going on. I'm an academic and I have lived in communities all over the world that have been destroyed by high rise development for instance Palo Alto now looks like downtown Los Angeles the wonderful university of Queensland area is now also all high-rises and is no longer at all amenable to community interactions. Sugarhouse is worth saving as a community and high-rise development will destroy the feelings of intimacy. I oppose the town houses that are in the planning for the space.

From: Gary Dodge <gadslc@aol.com><1360 E Wilson Ave, SLC, UT 84105>

Subject:1861 South 1300 East Townhomes

The proposed development is much too much for the site. We live just North of Allen Park and want the area to maintain a neighborhood feel. I oppose cramming 5 units into that space.

From: Jeff Campbell <mcintyre.campbell@comcast.net><2344 Emerson Avenue>

Subject:1861 South 1300 East Townhomes

Resounding NO, NOPE, NADA !!!

From: Cheryl Healy <chealy@parrbrown.com><1771 S 1400 E>

Subject:1861 South 1300 East Townhomes

First of all, it's Sugar House, not Sugarhouse. Second, the lot is far too small for five townhomes or whatever they call them so they have to apply for several zoning amendments. Absurd. Why have zoning ordinances when variances are handed out so easily. Third, they are in no way in keeping with the neighborhood "esthetic" any more than those ugly things on Downington and 13th.

This lot is FAR too small for five units and, contrary to their claim of "keeping the trees". they have totally raped the land and the trees are outside their parcel.

TBH I don't expect the Sugar House community council to do anything but rubber stamp this proposal.

From: Karen Carter <rkcarter1@comcast.net><2637 So 1700 East>

Subject:1861 South 1300 East Townhomes

Allen Park needs to be preserved. To allow more new builds nearby is a really bad idea. More traffic close to Westminster College is another bad idea. Blocking the sun from reaching Allen Park is also a bad idea. Seriously, what was the Planning Commission thinking? More taxes?

From: Polly Parkinson <larevedere@comcast.net><875 S Donner Way, SLC, UT 84108>

Subject:1861 South 1300 East Townhomes

I see no reason whatsoever to change the zoning for this development. This is an example of why the zoning laws exist. It is wrong to let this project squeeze in extra units or extend the height of their building. They need to be compatible with the existing housing and Allen Park. Stick with the zoning laws that exist for the protection of the neighborhood. This is very important to our neighborhood and existing residents deserve the priority.

From: Cheryl Johnson <cherylmom@comcast.net><1639 South 1400 East SLC, UT 84105>

Subject:1861 South 1300 East Townhomes

Please do not approve this high density proposal

From: Janeen Brazier <jeb8746@gmail.com><1559 E. 1700 S.>

Subject:1861 South 1300 East Townhomes

I would suggest they build no higher than the building to the north of Allen Park, also the traffic is so bad along 13th & no parking will add more congestion than there already is

From: Bonnie Remington <remdale@hotmail.com><1444 Redondo Ave>

Subject:1861 South 1300 East Townhomes

Please think about the people who live in the neighborhood. Do you know how much traffic is on 13th east, 21st south, 17th south? Some cars. Cut through our neighborhood to by pass the traffic jams. This adds to that and encourages more development. You are losing the quaint feeling and the reason people love this area. How many apartments and multi living units can sugarhouse have. I never thought 51 years ago, when I moved in this would happen. I oppose and hope you look at this like a resident

From: Shirley Belleville <promonique@msn.com><2568 So Elizabeth St #7 SLC, UT 84106>

Subject:1861 South 1300 East Townhomes

PLEASE PLEASE PLEASE!!! We DO NOT need another group of high-end townhomes in Sugarhouse. It has become unaffordable for the average wage earner in Salt Lake to find housing they can pay for, without taking up > 1/2 of their paycheck. Let's stop this project before Sugarhouse gets out of hand with expensive housing that the average Salt Laker can't pay for. Thank you

From: Michelle Frederick <pokieping@gmail.com><2261 E 3205 S, Millcreek UT 84109>

Subject:1861 South 1300 East Townhomes

Please don't put in more density housing! We're already overcrowded in this city as it is and the infrastructure doesn't have the room to expand to accommodate more people being put onto the roads.

From: Ben Burdett <wbenburd@gmail.com><2977 S Glenmare St>

Subject:1861 South 1300 East Townhomes

Please do not allow unsightly oversized development adjacent to Allen Park. We already have too many oversized housing units going up in Sugarhouse!

From: Gayle Hadfield <gahadfield@yahoo.com><1427 E. Westminster Ave.>

Subject:1861 South 1300 East Townhomes

Our neighborhood has made great effort to maintain the open land feel it is blessed with because of Allen Park.

We also feel this is a great advantage to Salt Lake City, Sugar House and the Westminster College area.

The proposed request to change zoning so an overly large and crowded, not to mention Tall ,housing project can be built right next to Allen Park will dramatically change the neighborhood.

This project WILL DRAMATICLY CHANGE THE USE PROSPECTS OF ALLEN PARK.

SALT LAKE CITY HAS GONE TO GREAT EXPENSE TO BUY AND PROTECT THIS PUBLIC PEN SPACE. TO BUILD SUCH A CROWDED, TALL HOUSING PROJECT ON THIS PROPOSED SITE WILL SURLEY UNDERMINE THESE ORIGINAL ASPECTS AND PURPOSE OF ALLEN PARK. AND THE WESTMINSTER COLLEGE AREA.

There are tall duplexes built along 1300 East between 1700 South and Westminster Avenue. But they were set back from the street allowing for the openness of the area. There are established trees along 1300 to somewhat blend them in AND THEY ARE ONLY DUPLEXES.

This proposal would put FIVE INDIVIDUAL homes on this tiny parcel. The plot of land is so crowded the homes will be right up to the side walk . There will not be the tree buffer. in front of the townhomes AND EVEN MORE IMPORTANT BEHIND THE HOMES TO PROTECT ALLEN PARK. One or at most two homes built there will greatly effect the overall atmosphere of Allen park. Five homes that crowded and tall will definitely change the ambiance of this public space

Just from a parking aspect alone that is TEN CARS OR MORE in that small space. Probably more if there are teens in a family Or a unit becomes a rental. More in and out traffic on the very busy 1300 East dayin and day out during high traffic use in the mornings and evenings. This stretch of 1300 needs to be widened not become more restrictive to the traffic flow to the UofU and I-80.

One tall project has been built over looking Allen Park in the recent years. This project was snuck through the system of zoning change etc. before the Allen park residents were even aware of it. Most of us were lead to believe it was a bungalow home being built. That project was allowed to build too close the the creek in Allen Park as well. As a neighborhood we dropped the ball on that one. We will not do that again.

Please look to the value of ALLEN PARK and down play the footprint of any new project on that parcel right next to it. Please do not allow anything to be build that is any where remotely higher than the Allen Park tree canopy.

Please do not increase the difficulty of traffic on 1300 South. 1300 especially through the Westminster College area 1700 South to Westminster Ave. Please do not increase travel problems for so many traveling to the UofU or to I-80.

Please, please pleas do not do this to Allen Park.

PLEASE LOOK AT THE VALUE ALLEN PARK HAS TO OUR COMMUNITY. Please do not change the established integrity of this area with high density in fill.

From: Peg Hunter <hunter2520@q.com><2520 Wilmington Ave>

Subject:1861 South 1300 East Townhomes

No zone change!

We did this battle on Wyoming/Parleys several years ago, b/c we didn't want to open our area to more requests for zone changes and wanted to retain the current size on that corner and preserve our neighborhood.

Please, I thought the issue was a need for more housing, which is understood by residents despite some misgivings. So please send a message to developers that they must also compromise AND discontinue efforts for zone changes! They'll still make a fine profit on new housing w/o building townhomes out of character for Sugarhouse!

STOP, City Council members, you work for residents too!

From: Adam Wilkins <BULLDOGSHEETMETAL@GMAIL.COM><3910 E Sunnydale Ln>

Subject:1861 South 1300 East Townhomes

All though I do not live in the area , Agree development of that kind of large intrusive structure does not belong in the neighborhood for sure ,There is plenty of massive housing construction goin up in Salt Lake city area !

Fom: Octavia Haines <tay.haines@gmail.com><475 E 8TH AVE>

Subject:1861 South 1300 East Townhomes

Filling the space with housing is not congruent with the neighborhood, nor is it pleasing to inhabit. The units should be fewer, with more open space, consistent with Allen Park's scale and natural environment. No trees should be removed. Developers agendas are not aligned with humans seeking habitation. Please consider the whole of the neighborhood and Allen Park's historic presence.

From: Lou Ann Donahue <imgdonahue@msn.com><2120 South Highland Dr #212 SLC UT>

Subject:1861 South 1300 East Townhomes

Soon there will be nothing left of the cherished quaint neighborhoods of Sugar House. There is no need for another expensive and large apartment space

From: Cagney Smullin <cagneyanne@gmail.com><2782 S McClelland st>

Subject:1861 South 1300 East Townhomes

Please do not grant this petition. Allen Park is a lovely addition to salt lake city, and this will overpower the park and create additional parking issues in the neighborhood. It will also not fit with the sugarhouse area. The other property it mentions, to the north of Allen Park, is already too big for the area.

From: Maureen Morris <MojoBee50@gmail.com><1047 South 1300 East>

Subject:1861 South 1300 East Townhomes

The purpose of the Allan Park Restoration project, based on my understanding, was to preserve the historic value and its use as bird habitat and repose. The luxury townhomes to the north of the park is already out of place. The proposed townhomes to the south will be disastrous to the objectives of the restoration and, will add to the traffic congestion that already exists. It defies logic that Salt Lake City zoning and planning would allow development that threatens the traffic flow already compromised by merging lanes and since, it runs counter to what works best for the community, consequently, this prioritization to build more townhomes on the property south of Allan Park is not in the best interest of the public.

From: Adelaide Corey-Disch <adelaidecoreydisch@gmail.com><1978 sylvan Ave>

Subject:1861 South 1300 East Townhomes

I don't think this plan should get relief from the square foot and lot width requirements. This should be a low density zone,

please build it for that requirement. You have already torn down most of the trees and plan to have mostly non-permeable surfaces. Additionally rooftop decks will overwhelm the nearby park we've worked so hard to save.

From: JAMES Miska <jamesmiska@gmail.com><848 South 2300 East>

Subject:1861 South 1300 East Townhomes

As a lifelong Salt Lake resident, homeowner and business owner, I do think this development proposal is a terrible idea that simply degrades the quality of the neighborhood and our city. Before any more exceptions like these are granted to anyone, developers or otherwise, Sugarhouse Community Council, along with our city, should mandate affordable housing requirements, These requirements should, among other things, state that any new building set aside 25% of the units to qualify monetarily as affordable", and match the quality of the other units. Exceptions like the one proposed just steamroll past the opportunity for housing justice and equitability.

In addition, the Allen Park area has contributed ecologically diverse beauty to the neighborhood for decades, and this, along with the ecosystems therein, shouldn't be destroyed in order to make way for the proposed exception.

From: demal regnier <rdemal@gmail.com><1568 E Parkway Ave slc UT 84106>

Subject:1861 South 1300 East Townhomes

I really think that the plans for Central Park suck. Please leave this area as a light residential and to have it stay with the aesthetic of the the existing environment of Sugar House. I have lived in the sugarhouse area all my life and I have watch the big gigantic homes just seems like an eyesore to the community. Do you bad you guys can't buy that allotment to extend Allen park.

From: Jake Trimble <jtrimble801@gmail.com><70 W Apricot Ave>

Subject:1861 South 1300 East Townhomes

I oppose the development. Can't we come up with a more creative use of the land that will benefit the public?

From: Jeanne <runningfast95@msn.com><1026 Emerson>

Subject:1861 South 1300 East Townhomes

Hell no.

Cheryl Healy Facebook

If these were in the price range of the old buildings, yes. These are luxury townhomes, north of \$1 million. No more of those are needed. I hope that you are getting the comments you need. I live just over a block away and we simply don't need this right there. The traffic on 13th is horrendous. And they won't be affordable to the people that really need housing. And it isn't NIMBYISM -- I'd be more amenable to low income housing

Betty Long Facebook

Seems there is no historic look to Sugar House any more. Town homes in this area is not appropriate!

From: Alessandro Rigolon <alessandro.rigolon@gmail.com><2000 S Texas St, Salt Lake City, UT, 84108>

Subject:1861 South 1300 East Townhomes

I support this project. We need gentle density throughout the city to help solve our housing crisis. Townhomes fit well in the neighborhood especially on 1300 E. The townhomes to the north of Allen Park look nice and add character and value to the area. Cities evolve and grow. The empty lot is an eyesore and housing in high opportunity areas like Sugar House will help create a more affordable city.

From: Carissa Monroy <carissas@gmail.com><1370 Blaine Avenue>

Subject:1861 South 1300 East Townhomes

We have saved Allen Park but should not overshadow it with 5 towering town homes. I don't think I'm this plan fits with the character of the sugar house neighborhood nor Allen park. A more modest height and a smaller number of homes would be more acceptable to me.

From: Nancy McPheeters <nancynwmgardens@gmail.com><1369 Wilson ave>

Subject:1861 South 1300 East Townhomes

We have enough high rises squished into tiny spots with not enough land left around them! Sugarhouse was once a quiet friendly place and you are driving all the older neighborhoods out!!!

From: Adam Wilkins <BULLDOGSHEETMETAL@GMAIL.COM><3910 E Sunnydale Ln>

Subject:1861 South 1300 East Townhomes

All though I do not live in the area , Agree development of that kind of large intrusive structure does not belong in the neighborhood for sure ,There is plenty of massive housing construction goin up in Salt Lake city area !

From: JANE NEVILLE LARSON <janelars77@gmail.com><1241 E EMERSON AVE, , false>

Subject:1861 South 1300 East Townhomes

Hello!

Please don't allow these luxury town homes to go up. The traffic in this area is already ridiculous. It is not a good spot to do this. Sugarhouse is overrun with new housing areas. Let's take a breather and stop building here for a time. Plus they don't really fit in with the wonderful, quaint Allen Park. Thank you.

Jane Larson

From: Leslie Cook <lpaul90@hotmail.com><1415 Downington Ave>

Subject:1861 South 1300 East Townhomes

Please stick to the zoning requirements. Our neighborhood is being squeezed too tight and the petitioner is just looking at \$\$\$ instead of the integrity of the neighborhood and the neighbors living in the community.

I am so grateful for the work done to save historic Allen Park, please keep this in mind. Saving Allen Park adds more to our city and community then building more and more apartments/town homes making Sugarhouse a huge headache to navigate. I dread going places because it.

There needs to be a balance in development/growth and keeping the special Sugarhouse community as special as it is and what makes it such a desirable neighborhood. Please don't break it.

Thank you for taking my thoughts into consideration.

From: Maureen Morris <MojoBee50@gmail.com><1047 South 1300 East>

Subject:1861 South 1300 East Townhomes

The purpose of the Allan Park Restoration project, based on my understanding, was to preserve the historic value and its use as bird habitat and repose. The luxury townhomes to the north of the park is already out of place. The proposed townhomes to the south will be disastrous to the objectives of the restoration and, will add to the traffic congestion that already exists. It defies logic that Salt Lake City zoning and planning would allow development that threatens the traffic flow already compromised by merging lanes and since, it runs counter to what works best for the community, consequently, this prioritization to build more townhomes on the property south of Allan Park is not in the best interest of the public.

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As a lifelong Salt Lake resident, homeowner and business owner, I do think this development proposal is a terrible idea that simply degrades the quality of the neighborhood and our city. Before any more exceptions like these are granted to anyone, developers or otherwise, Sugarhouse Community Council, along with our city, should mandate affordable housing requirements, These requirements should, among other things, state that any new building set aside 25% of the units to qualify monetarily as affordable", and match the quality of the other units. Exceptions like the one proposed just steamroll past the opportunity for housing justice and equitability.

In addition, the Allen Park area has contributed ecologically diverse beauty to the neighborhood for decades, and this, along with the ecosystems therein, shouldn't be destroyed in order to make way for the proposed exception.

From: demal regnier <rdemal@gmail.com><1568 E Parkway Ave slc UT 84106>

Subject:1861 South 1300 East Townhomes

I really think that the plans for Central Park suck. Please leave this area as a light residential and to have it stay with the aesthetic of the the existing environment of Sugar House. I have lived in the sugarhouse area all my life and I have watch the big gigantic homes just seems like an eyesore to the community. Do you bad you guys can't buy that allotment to extend Allen park.

From: Jan Ellen K Burton <Janellenb@msn.com><1340 Gilmer Drive>

Subject:1861 South 1300 East Townhomes

I cannot believe this project is even being considered. I had assumed perhaps 3 apartments or condos would be placed adjacent to the park on the south side. The scale of the proposed development is overwhelmingly egregious. It will totally overwhelm "Allen Park". Additionally, I do not understand the city even considering this project ,given the importance of saving Allen Park.

From: Jeanne <runningfast95@msn.com><1026 Emerson>

Subject:1861 South 1300 East Townhomes

Hell no.

From: Jake Trimble <jtrimble801@gmail.com><70 W Apricot Ave>

Subject:1861 South 1300 East Townhomes

I oppose the development. Can't we come up with a more creative use of the land that will benefit the public?

From: Antonia Sears <searsantonia@gmail.com><1841 S 1500 East Salt Lake City, 84105>

Subject:1861 South 1300 East Townhomes

Five townhouses on this lot is far too many. I walked past this lot yesterday and noticed how closely packed next to Allen park it is. Plus the height seems extreme. Please vote against the request.

From: Peggy L Bernal <peggybernal@msn.com><1819 E Northwoodside d>

Subject:1861 South 1300 East Townhomes

Please do not approve the proposed project next to Allen Park. There is already too much building going on in Sugar House, and the traffic is terrible. Why do you think that this is a good project? Enough is enough for the sugar house community.

From: Sheryl Clawson <sheryl.clawson@gmail.com><1433 Wilson Ave.>

Subject:1861 South 1300 East Townhomes

Oh, please no! This kind of development will block so much of Allen Park. We have such a great chance to have a small, wander through green space and to surround it with tall structures defeats so much of the purpose. The traffic, parking, and crime are destroying our quiet neighborhood. I'm all for progress, but this has to stop somewhere. Sugarhouse is just out of control. Please do not change zoning to make it worse. Please help us save what we have left of a family neighborhood!!

From: Lynn Schwarz <lsbx101@gmail.com><2023 East Crystal Ave Salt Lake City 84109>

Subject:1861 South 1300 East Townhomes

The Sugar House Master Plan says that the purpose of the Low Density Residential Zoning designation is to support and enhance the dominant single family character of the existing low density residential neighborhoods. It is also to maintain the unique character of older, predominantly low density residential neighborhoods. These are characterized, by and large, by single family houses, with 2 and 3 family dwellings as well.

It is disingenuous of the developer to describe his development as meeting these criteria. It is abundantly clear that the design of this project is to maximize the monetary return on his investment, while disregarding the the effect it will have on the surrounding area, mist especially Allen Park. The developer's descriptions of his project's extremely intense use of this site are hard to reconcile with

the reality of what is proposed.

1. The effect of the shadow on Allen Park is completely ignored.
2. Decks on the second floor are strangely described as being "pleasing to passersby." I have yet to hear any passerby describe a deck which is solely advantageous to the owner as pleasing.
3. The request for an additional 5' for the sole pleasure of the unit's owner delivers only an increase in monetary return for the developer and no benefit to the neighborhood whatsoever, and will increase the shadow effect.
4. The idea that a townhouse is a relatively unique housing type in the area says nothing except that it is incompatible with the predominant housing type. Also, the notion that the very narrow middle units enhance the final project is the developer's opinion, not fact.
5. While "several trees will be saved", there is no mention of how many will be sacrificed. The 5' area of crushed stone on the northern boundary is laughably described as "landscaping that will beautify the area". The lot coverage is so intense that a sump will be required. The developer naively asserts the unit owners will maintain it properly. One fervently hopes so. The extreme lot coverage will also contribute to the growing heat island effect in Salt Lake City.
6. These will clearly not be affordable.
7. It is high time to stop rewarding negligent property owners who allow their buildings to deteriorate to the point that they must be replaced. They then sell at a hearty profit to developers who then use the excuse that what they knowingly bought is so bad it must be replaced with a much higher density use and cost.

I ask that this project not be approved.

From: **Steven poel** <svpoel@gmail.com><1317 E Downington Ave , #A>

Subject:1861 South 1300 East Townhomes

We live on Downington Ave and our view of Allen Park is already obstructed on one side by giant 3 story tall townhomes that are an eyesore against the natural beauty that Allen Park contains. We need less huge ugly townhomes blocking in this gem and something that would be more cohesive with the surroundings and perhaps even useful to the community. We love Allen park and visit a few times a week but would love some more (or any) designated parking. streets adjacent to the park sometimes become overfull with local traffic as well as park visitors trying to find parking. I believe this land could better serve more if it were to be turned into designated Allen park parking perhaps or at least not ugly huge high density buildings. Thank you!

From: **Emily Potts** <emily@sugarhousecoffee.com><2011 s 1100 e salt lake city>

Subject:1861 South 1300 East Townhomes

Please stop allowing high buildings to be built in our cute community. Our roads can not handle the traffic, the new buildings do not align with historic Sugar House homes. STOP!!!!

From: **Catherine Cates** <catkates@yahoo.com><1414 E DOWNINGTON AVE>

Subject:1861 South 1300 East Townhomes

There are many reasons that I believe this sort of development will adversely effect Sugar House. I will try to be as succinct as possible, but list these concerns in no particular order.

1. The project description states that they will replace "the overgrown and degrading buildings with landscaping that will beautify the area." Where exactly is this supposed landscaping going to be? There is no room on this lot for any landscaping short of 5 feet of space in front out from the structures. Furthermore, the developer has already removed almost all of the mature trees on the lot.
2. This project does NOT coincide with the Sugar House Master Plan. It does not help protect the "stable, well-kept residential neighborhoods of Sugar House." It is not a housing improvement that will "sustain the quality of life in the neighborhoods." It is not in keeping with the historical character of the area and to use the eye-sore on the north side of the block as an example of how great you want us

to think this only shows how out-of-touch the developer is regarding what is best for the neighborhood. In no way does this project support the "preservation of the neighborhood character as well as historical, or natural resources," in fact, it will adversely effect the character, historical value, and our natural resources, such as Allen Park, its wildlife, and the Immigration Creek, next door, which I will discuss further in my comments. Property owners don't want balconies towering above their property that eliminate the privacy in their own yards. Further, there is a height restriction for a reason, one of them being that you will ruin the view of everyone on the west side of the lot and it is not in keeping with the rest of the community. It is very possible that the developer will make a lot of money on this project, yet the property value of nearby homeowners could drop. Also not in keeping with the goals set out in the Sugar House Master Plan.

3. Has a seismic analysis been done on the property with the existing development plans? This design could be problematic as far as structural stability on this lot.

4. The plan description describes the property as having "expansive open space in front of the building with curb appeal." How expansive can it be with 5 town homes that will take up almost every inch of the lot?

5. The plan description is very repetitive about the fact that a bus stop will be right in front of the building....JUST LIKE IT HAS BEEN FOR OVER 30 YEARS. Stop acting like you are bettering our city by offering a bus stop in front. It will be used with the same frequency as usual, plus possibly a handful of new residents. As far as I have seen, the homes on the north side don't use public transportation, although that was also a selling point for that development.

6. All utilities will be underground. How does the developer plan to ensure the safety of the local natural resources and environment if there is a gas leak or some other issue?

7. There is a sump on the back north corner of the property bordering Allen Park. This will need to be accessed for maintenance. How is that going to happen without disturbing the park.

8. The scale of the proposed development does not conform to the neighborhood and is not an affordable housing option.

9. This development creates an amount of shade that could adversely effect the park, causing dangerous ice for park visitors, reducing areas where the wildlife can stay warm in the sun, and effecting the plant life and other ecology of this natural resource. Has a shade study been done to determine the degree of these effects.

10. The name of the development is ridiculous and not in keeping with the character of the area.

11. I believe that three, rather than five units is reasonable (without the added height proposed). I don't think that any of the development should be allowed special exceptions. The fact that the north corner got away with it seems to have set a precedent and this needs to be stopped immediately. This should not be an example of new development in Sugar House.

Thank you for your time and consideration.

From: **Nick Newman** <ofamountain@gmail.com><1445 Downington Ave.>

Subject:1861 South 1300 East Townhomes

To whom may concern:

I am writing to express my disapproval of the Allen Park townhome development. This area has remained a rare sanctuary in the Sugarhouse area that we cherish and appreciate. With increasing development, the area has become more crowded and thus disruptive both to us as human residents as well as to the solitude and tranquility of the natural environment.

In particular, increased vehicle traffic and light and sound pollution have been direct effects of these high density developments. I am particularly concerned about such a development being directly accessed from 1300 E. which is a street already fraught with problems that continue to worsen without any concerted effort towards improvement.

I would greatly appreciate seeing action taken toward supporting and strengthening these few remaining natural areas rather than continuing to develop and add additional complexity to an already increasingly challenging urban environment.

Thank you for your consideration.

From: Natalie Merz <n.d.merz@gmail.com><1445 Downington>
Subject: 1861 South 1300 East Townhomes
Dear Sugarhouse Community Council,

I'm writing to express my concern and disapproval of the proposed development at 1861 S. and 1300 E., just south of Allen Park. As a 30+ year resident of the Sugarhouse area, I have watched as the city has continually approved large-scale apartment complexes and condominiums. While the city is in great need of low and middle-income housing, these units seem to have been illy planned for and have primarily catered to high-income earners. As a result, I have seen my neighborhood become increasingly busy and dangerous. There has been a loss of wild spaces and, at the same time, an increased amount of light pollution, fast/reckless drivers, and traffic congestion.

The townhomes built just north of Allen Park are an example of this light pollution. Each of these townhomes has numerous LEDs over the garage and front building facades which illuminate the structure, the street, and the adjacent houses. Not only is this bothersome to others, but more importantly, it affects the wildlife in the surrounding natural areas. Scientific studies have established the detriment of human activity on bird populations, showing changes in nesting and migration that result in population decline. Allen Park is a bird habitat, and the birds will be affected by additional homes with obtrusive lighting and activity. Each additional proposed unit in this plan increases the risk of this pollution.

As the city grows, fewer of these wild spaces are available, and I fear this will worsen as every small parcel transforms into multiunit dwellings.

The developers of this parcel have promised to preserve several native trees; however, I have watched as they have removed many of the trees from the lot over the last several months. They have not been faithful to their intended promise.

Lastly, the rooftop decks proposed do not coincide with the appearance of other buildings in the neighborhood and create concern for the privacy of adjacent neighbors. Current residents of the Allen Park neighborhood all enjoy their little slice of nature, and having someone peering down into the yards of surrounding neighbors from rooftop decks is sure to disrupt this experience. Waiving height regulations to allow for this is unreasonable and at the expense of those already living here.

If this project moves forward, we need protections for flora and fauna surrounding the lot and regulations to limit the light and noise pollution that it will inevitably produce. The Sugarhouse City Council also needs to address the increasing congestion and lack of adequate infrastructure in the Sugarhouse area. If this is not addressed, Sugarhouse will develop into a less enjoyable and less desirable place to reside. Thank you for your time and consideration.

Sincerely,
A Concerned Allen Park Neighbor
3:02 AM (17 hours ago)

From: **Rachel Borup** <rborup1@gmail.com><1847 S 900 E SLC, UT>

Subject:1861 South 1300 East Townhomes

We strongly oppose the proposed townhomes. This development would be too tall, too crowded, too close to the edge of the property and would destroy the historic character of the neighborhood and the nearby natural area of Allen Park. It is not in keeping with the zoning of the rest of the neighborhood and would have a "domino effect" of ruining the neighborhood.

From: **Kirk Huffaker** <kirk84106@gmail.com><2540 S 1700 E>

Subject:1861 South 1300 East Townhomes

I find it difficult to review a project without at least general elevations and contextual drawings showing the setback in relationship to the park and the other houses on the block face (and across the street), as well as the comparative proposed height to the other buildings on the block face.

While I'd find greater density generally acceptable as a concept on this site, the current design does not follow neighborhood design characteristics simply due to the circular drive in the front, deep setback of the buildings, and garages and parking pads in the front. The setback appears to be 41 feet from the sidewalk at the closest. This is at least double the setback of the building to the south and all those on the west block face. While a slightly deeper setback of the buildings from the historical line may be appropriate given increased height, at the proposed 41 feet it is not an equal tradeoff for the inappropriate auto circulation plan.

In order to better meet neighborhood characteristics, the auto circulation should be taken down the south side of a 4 unit building to garages in the rear. Separating this drive from Allen Park is justly appropriate to remove additional traffic immediately adjacent to the park. Given plan revisions to this degree, I believe additional height would be appropriate.

I will reserve comment on the architectural character. While the applicant has stated numerous times that it will be "appropriate to the character of the neighborhood," everyone has a different perspective on this. It is important that the community and SHCC LUZ see these plans and/or renderings prior to delivering full comment.

From: **Angela Gusa** <matron.packing04@icloud.com><1056 East Wood Avenue Salt Lake City UT 84105>

Subject:1861 South 1300 East Townhomes

The peace and serenity of Allen Park make it our favorite neighborhood park. We regularly bring our little grandson to visit and enjoy the quiet setting. What an oasis in the neighborhood! Please preserve this gem by maintaining a proper buffer and denying the request for relief from the requirements. If any such request should be denied surely this one next to the park should be denied.

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J. Mark Plut

markpl@comcast.net

From: **Jeffrey Plut** <markpl@comcast.net><1056 East Wood Ave, Salt Lake City, UT 84105>

From: **David Coy e** <skicoyne@gmail.com><1056 East Wood Ave, Salt Lake City, UT 84105>
Subject:1861 South 1300 East Townhomes

The peace and serenity of Allen Park make it our favorite neighborhood park. We regularly bring our little son to visit and enjoy the quiet setting. What an oasis in the neighborhood! Please preserve this gem by maintaining a proper buffer and denying the request for relief from the requirements. If any such request should be denied surely this one next to the park should be denied.

From: Olivia Miller <oliviamill@gmail.com><1056 East Wood Ave, Salt Lake City, UT 84105>

From: **Amy Carmen** <gadnlcar@comcast.net><1812 Bryan Ave. SLC. 84108>
Subject:1861 South 1300 East Townhomes

Salt Lake City spent a lot of time and money restoring Allen Park and it's natural beauty. This includes animals that are there seeking peace and privacy. Have you asked Mayor Mendenhall for her opinion? I've seen the hole that has been dug, I am upset that it was approved in the first place. That land should not have been approved for new housing. Please do not allow any variances to ruin our neighborhood even more! Thank you.

From: **Felicia Alvarez** <flobopp@yahoo.com><1180 Kensington Ave>
Subject:1861 South 1300 East Townhomes

I am opposed to any more townhomes especially surrounding Allen Park. Allen Park should be preserved for its uniqueness not have all these town homes going up and surrounding it. Please try to preserve some of the "neighborhood" feel.

From: **Kim Payne** <k.payne4@yahoo.com><1369 East Westminster Avenue>
Subject:1861 South 1300 East Townhomes

Myself and my family are long-time residents in the Sugar House area. I have 3 comments to make about the proposed project at 1861 South 1300 East (just south of Allen Park).

1. Zoning should not be adjusted for projects next to a park. These areas must be protected as much as possible.
2. Placing 5 units on this piece of land is too much. Scale it back.
3. Five garages facing 1300 East would be similar to driving along a row of storage units - certainly not street friendly for any pedestrians (for which there are many). Rotate the project 1/4 turn to the right so the garages face away from 1300 East and the units at least have a view of this wonderful park.

From: **Loren Hulse** <Loren.hulse@gmail.com><1463 Harrison Ave>
Subject:1861 South 1300 East Townhomes

We love the addition of Allen Park to the neighborhood and are excited to watch it develop. This planned development would be far too large for the space and would impinge on this new park. As a neighbor and user of the park, I do not support the request to site five units. to me

From: **Nicholas Gabel** <ngabel@gmail.com><1204 E. Roosevelt Ave., Salt Lake City, UT 84105>
Subject:1861 South 1300 East Townhomes

Hello-

I'm writing in support of the 1861-71 S. 1300 E. project. Salt Lake City is in dire need of additional, non-single family housing and this project will provide that in an area that can easily support more

density. This project is within walk-in distance to retail and entertainment uses and is along public transit. Sugarhouse needs more projects like this.

-From: **Casey O'Brien McDonough** <yalpyesacnac@hotmail.com><777 E South Temple #14D>
Subject:1861 South 1300 East Townhomes
To whom it may concern,

With Allen Park being purchased by the City and hailed by the current administration as another great think done in our City, I think you now have a much higher bar when it comes to projects nearby, and more specific to my comments, a project like this one that is almost a part of Allen Park itself. The proposed townhome project at 1861-71 S 1300 E is asking for more, for extra, and that extra will have a direct and I believe negative impact on not only the adjacent neighborhood, but more alarmingly on Allen Park. This property would ideally be purchased by the City and integrated into Allen Park itself, but without any control on whether the property owner does or doesn't want to sell to the City for what would be the highest benefit to the City and its residents overall, I implore you not to give any added benefits to the current zoning of the property. The developer knew full well what they purchased and what they could build on their property and I believe the neighborhood doesn't want any more than what the property is currently zoned for, and I feel the same. I know as a resident of the City who will continue to visit one of our newest parks, I don't want to see them build anything denser, higher, or get anything extra than what they can do under the current zoning. What they can do under the current zoning is enough.

Thank you for your time and consideration, I really appreciate it.

Casey O'Brien McDonough

From: **Jim Saley** <jsaley66@gmail.com><1809 Westminster Ave>
Subject:1861 South 1300 East Townhomes

Once again the developers get preferential treatment by the city council. When will the council think of the residents who are sick and tired of all the development that only adds more congestion to the streets and changes the landscape of Sugarhouse. Please turn this down. These developers don't live in Sugarhouse, they only care about profiting from Sugarhouse.

From: **Leslie Cates** <lc nurse@hotmail.com><1439 E DOWNINGTON AVE>
Subject:1861 South 1300 East Townhomes

I am opposed to this development. It appears they have already started work on it as excavation has started. Why is this allowed. We have building requirements for a reason and the community is getting tired of seeing these over turned. The community has worked hard to preserve Allen Park and now a developer is asking to override building requirements. The developer will definatley benefit with the added height as his townhouses look down on Allen Park. I am sure this will increase the value on these town homes for the developer.. Destroying the solitude and peace that is now a part of the park is not what we need. Please consider the wildlife that frequents and lives at this park. I have seen deer, peacocks, turkeys, multiple species of birds in Allen Park. Their habitat will be destroyed with balconies full of people looking down on them. We have building codes and zoning for a reason. Please do not change these just for the sake of a developers income.

From: **Vikkie Hunsaker** <vhunsaker1@yahoo.com><1718 E. Blaine Ave>
Subject: 1861 South 1300 East Townhomes
Please don't build, they are already destroying the Sugarhouse. Area. Thank you.

From: **Rob Holcomb** <get2robholcomb@gmail.com><1786 s 1200 e SLC, UT 84105>
Subject: 1861 South 1300 East Townhomes

Shocked that the planning commission would entertain this large of a project. The natural environment that Allen Park provides would be negatively impacted by this project. Please look at the long range plans for this area and our continual need for clear air and water. Utah needs more housing options, but not at the cost of the residents that occupy this area. Thank you,

I've been looking at this new development and the issues you raised. The rhetoric used by these to persuade us to reduce zoning requirements in order to enhance the project is nonsense. I agree with your reactions to the proposed 1861 East 13th S. project. A few points I would add.

1. The 20' unit width is too narrow to provide a reasonable stair width from the garage to the first and second floor plus the roof. This would take away too much of the square footage available in 20' by 52' (don't know the actual length) floor area. A straight run to go up 11' at 3' wide stair would reduce the unit width to 17' for 17' run, 1/3 of the total unit length.
2. The overall width at approximately 100' by 35' height creates a large "enfronting" area, with no relief except the tiny side yards at the end. 50' by 8' of this is consumed by the garage faces. Not a welcoming facade to present to 1300 East. A typical house in our neighborhood has 25' by 11' (1 story) or by 24' (2 story) enfronting with 25' of side yards in a typical yard. This was an effective argument against the two large bldgs. originally planned for 1400 East projects we defeated years before. The shadows created then would have been awful but I don't know if that holds true for this project since it begins in a hole next to a steep hillside.
3. However, the steep hillside would focus too much runoff at the Southeast corner of the site (if it ever rains again)- this appears to be the steepest part of the hill. Do you have any drawings showing the contours so we can make a better judgment about views of the mountains from their rooftops. I used to walk past this address and then up to Westminter Ave. after getting off the bus. It sure felt like I climbed higher than 35'
4. We have to keep fighting against this kind of development thinking that favors increased traffic on 1300 E. It seems to me that Sugar House has approved too many huge projects that has clogged traffic on 13th and 21st over the last few years. I've always pushed for a change for UDOT to take down the signs that say University of Utah exit at 126. A sign making 7th East the university exit makes more sense to me given the width of this access versus 13th E and the far more residential presence of 13th which has far fewer businesses than 7th.
5. We need more detail about floor plans and building sections. I am sure those would show the absurd lack of thought as well as the greed of these people. Sorry that I don't have more time for this right now. Please add me to your mailing list and I will try to get back into the fray. I prefer email to billcordray93@gmail.com or a text to 385-282-9980.

Bill Cordray
1415 Ramona Ave.

Sheri Vanderhoo via server.aqusagtechnologies.com

Wed, Dec 1, 1:47 PM (21
hours ago)

to me

From: Sheri Vanderhoof <sheri.vanderhoof@gmail.com><2533 S Imperial St>
Subject: 1861 South 1300 East Townhomes

Have you Cobbs resources residents in this proposed establishment will require??? May you visit local grocery stores in the produce departments, we are experiencing water and now food shortage!!! So the bleed!!

From: Carleen Jimenez <artformsinc@gmail.com><164 'N' Street - Salt Lake City, UT. 84103>

Subject:1861 South 1300 East Townhomes

Please preserve the Alan Park. I, as well as my family going back to grandparents have visited this park. Can't we protect the little public lands we have left in the city?

I may have sent a comment previously, but it was clear that it was delivered. Just in case, and because I believe that this is an important issue, I am resending.

I have been coming to Allen Part since I was a child - that would be at least 75 years ago. My parents and grandparent enjoyed a drive through to see Dr. Allen's handiwork. Please, can't we ensure this park the grace of preservation for the future?

Bill Cordray 1415 Ramona

Thank you! I'm having computer problems but I was able to see that Patrick's backyard is about 20' above the center of 1300 East at 1861 So. So, he's right, as far as I can tell from the contours. From the altitudes

(in meters), that I can roughly calculate from the readings I see on Google Earth, that is also the case. The proposed roof decks will likely be above his backyard level and others, contrary to my perceptions. I suspect that

the roof decks will create problems of noise and privacy with parties on late summer evenings, especially to watch fireworks or sunsets.

One other comment. Sorry that this is not written on the form, which kept disappearing while I was typing. The proposal cites Prescott Muir's project on Downington as being similar in size and scale. It sounds like they are saying that townhouses should be encouraged as "enhancements" to the single family residential nature of this street. I think a lot of us would disagree. We moved to this neighborhood in

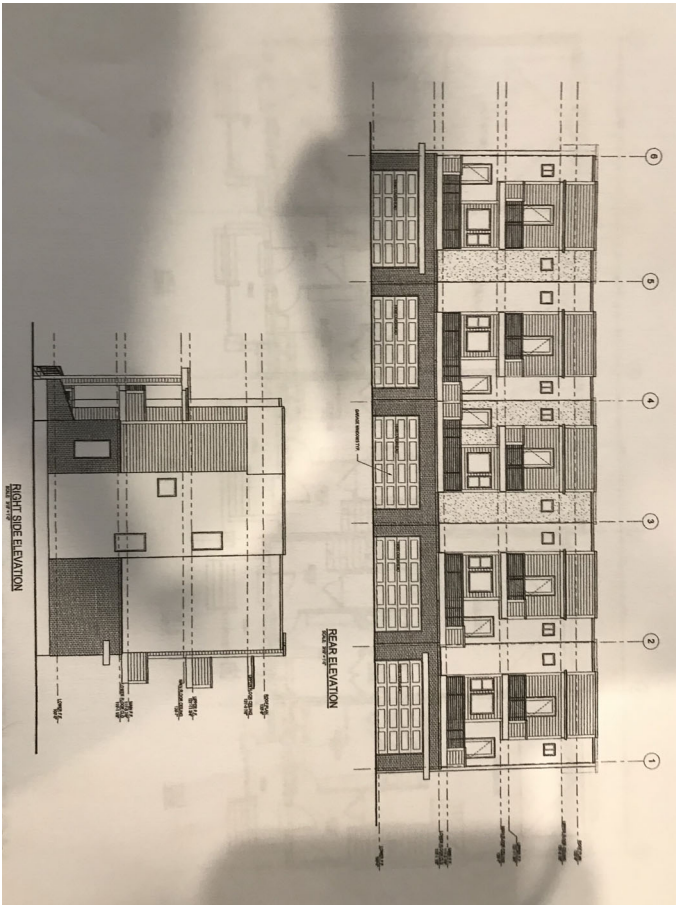
1972 to get away from apartments. I found the comments about garbage bin pickups amusing. Those pickup days are one source that clogs traffic. We have typically 1 -3 bins collected per 50' of lot widths. This pro-

ject would have 5 - 15 bins over 110'. Of course there will be fewer yard waste bins.

Thanks for reading this.

Barlow, Aaron

From: Taylor Trunk <tayd103@gmail.com>
Sent: Friday, November 5, 2021 12:06 PM
To: Barlow, Aaron; Judi Short
Cc: Andrew Trunk
Subject: (EXTERNAL) Neighbor response to 1861 South 1300 E Planning Petition



Hi Aaron (and Judi),

We spoke on the phone a couple weeks ago when we received the notice in the mail about the petition to adjust zoning requirements for the Central Park Townhouses on 1300 E. I am following up to share our concerns with the five-foot increase in height part of the petition. We live directly south of the property at 1311 Westminster.

1) Before the project began, the developers required extra square footage to fit their 5 town houses on the property and our property behind our fence was the obvious square footage to acquire. If we didn't sell them the land, they would have been forced to go with 4 town houses. We went through negotiations for many months to finally close and during those negotiations, they shared their plans for the properties. I've attached the plans they shared with us and our lawyers prior to signing the contract which did not include roof decks. They swore up and down that all that would be facing our property was a brick wall with no windows and they would only have decks off the back of the buildings. Had we known they wanted to have roof decks that would stare into our yard and master bathroom window, we would have seriously reconsidered selling the land.

2) The narrative of the petition mentions "there should be no issue regarding noise and privacy of neighboring lots,"

which is untrue given these roof decks would have a birds eye view directly into our back patio and yard, not to mention, eye level with our master bathroom. I would also assume this will cause disturbance to the nextdoor Allen Park.

3) Also, in the narrative, they mention only: "There will be decks on the front of the building and the second floor, which will be aesthetically pleasing to passerby." They do not mention roofdecks here. These may be less aesthetically pleasing.

We appreciate you considering our concerns about the height increase. Please let me know if you have any questions.

Thank you,
Taylor Trunk
1311 E Westminster
(419) 346-5192

Barlow, Aaron

From: cindy cromer <3cinslc@live.com>
Sent: Wednesday, November 24, 2021 9:28 AM
To: Barlow, Aaron
Subject: (EXTERNAL) 1861 S 1300 E

Follow Up Flag: Follow up
Flag Status: Completed

Aaron-You can include this comment in your staff report but I will have another comment after the staff report is posted and one at the hearing.

I went to Allen Park and 1861 S 1300 E in the late afternoon on 11/23. There is no question that the new building with its reduced setback on the north side of the parcel at 1861 will create a large shadow on the road into the Park. That study would be the developers' responsibility if he seeks additional height, as advertised.

I view the shadow study as the City's responsibility in determining whether the petition meets the purpose statement of a planned development, highlighted below. Considering the proximity of the proposed building to the south boundary of Allen Park, additional height for any reason does not appear to be warranted, regardless of the voids in the roof structure. I urge you to consider SLC Public Lands as an abutting property owner and to evaluate the impact of the proposal on publicly owned lands, including shadowing which could limit public access during the winter months due to ice on the road.

21A.55.010: PURPOSE STATEMENT:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments. The City seeks to achieve at least one or any combination of the following objectives through the planned development process. Each objective includes strategies that are intended to be used to determine if an objective has been accomplished through a specific proposal:

This proposal is not compatible with adjacent and nearby land developments. I believe that the results of a shadow study will confirm my assessment.

Sincerely, cindy cromer

Barlow, Aaron

From: LYNN Pershing <lkpershing@gmail.com>
Sent: Tuesday, November 23, 2021 4:37 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Case number PLNPCM2021-00886 & PLNSUB2021-00882

Follow Up Flag: Follow up
Flag Status: Flagged

I am against reduction of lot width from 25' to 20'. Further the garage and parking space designed for this development on a high traffic commuter byway lacks an insightful realistic solution to the site.

Lynn K Pershing
Pres, KEEPYalecrest

--

Lynn K. Pershing, Ph.D.
tel: 801/971-4959
email: lkpershing@gmail.com

ATTACHMENT H - Department Review Comments

The following comments were received from other City divisions/departments with regards to the proposed development:

Transportation Review: (Michael Barry, Michael.barry@slcgov.com)

A two-car garage will need a minimum clear space of eighteen feet six inches by seventeen feet six inches (18.5' wide x 17.5' deep) because I am assuming these parking spaces are not tandem, which is allowed. It is possible to fit a suitable garage on a lot that's just under twenty feet (20') wide but there's not a lot of wiggle room. They need to provide a backout distance of twenty-four feet ten inches (24'10") because the two (2) side-by-side parking spaces are actually eight-foot three-inch (8'3") wide parking spaces, with an additional one foot (1') of width required because they are located adjacent to a wall (21A.44.020.E.2.a).

I am assuming that lot 5 will have a one-car garage and one (1) outdoor parking space because the garage width at the front is only around fifteen feet (15') and not wide enough for two (2) parking spaces side-by-side.

Text from 21A.44.020.F.7.d, Circular Driveways: Circular driveways that connect to a driveway extending to a legal parking location shall be constructed of concrete, brick pavers, block or other hard surface material other than impermeable asphalt. The circular driveway shall be situated such that the street front edge is situated parallel to the property line and shall not be used for overnight parking. In residential districts, circular driveways shall be set back at least fifteen feet (15') from the front property line no wider than twelve feet (12') in width. In commercial districts, circular driveways shall be set back at least five feet (5') from the property line and no wider than twenty feet (20') in width.

The twelve-foot (12') driveway width is only wide enough for one vehicle. If two vehicles approach each other in the other driveway from different directions then someone may have to back up or pull into a driveway to let the other pass; backing out onto 1300 E will be challenging at certain times of the day.

On the plat, there appears to be a double-dashed line across lot 5 across the jog on the south end. There doesn't appear to be a description for this line type in the legend.

Building Review: (Steve Collett, steven.collett@slcgov.com)

The only thing that comes to mind for additional height is R301.3 that any additional height needs to be engineered in the sheer walls and design criteria. Story height is also noted in chapter 6. Wind, seismic loading engineered design for additional height.

Engineering Review: (Scott Weiler, weiler.scott@slcgov.com)

Please see attached redlines for the proposed Preliminary Plat. The public sidewalk in 1300 East must be redesigned so that the cross slope does not exceed 2%, per ADA.

Public Utilities Review: (Jason Draper, jason.draper@slcgov.com)

No utility exception to the proposed planned development and height and lot requests. The applicant is working on a FEMA amendment but they have provided a flood plain development permit and riparian permit.

If the amendment with FEMA is not completed, the flood zone will need to be shown on the final plat. The location of the creek should be on the preliminary plat.

A note on the preliminary and final plat should identify that the utilities are shared and that it is the homeowners' responsibility to maintain the shared utilities.

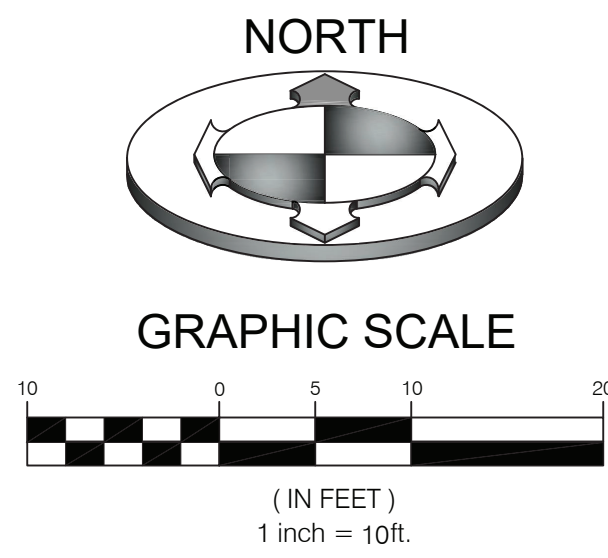
Fire Review: (Douglas Bateman, douglas.bateman@slcgov.com)

The proposed circle drive is acceptable for single-family occupancy.

CENTRAL PARK PLANNED DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PRELIMINARY PLAT



LEGEND

	MONUMENT NOT FOUND
	EXISTING BRASS CAP MONUMENT
	BOUNDARY CORNER (SET 3/8 REBAR AND CAP OR AS NOTED ON PLAT) *STAMPED BENCHMARK ENG.*
	BOUNDARY LINE
	RIGHT OF WAY LINE
	ADJACENT PROPERTY
	STREET MONUMENT LINE EXISTING
	EASEMENT
	LOT LINE

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17. HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND A STREET, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

BOUNDARY DESCRIPTION

PARCEL # 16-17-430-002
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 1300 EAST STREET, SAID POINT BEING NORTH 00°01'00" WEST 143.67 FEET ALONG THE MONUMENT LINE AND NORTH 89°59'00" EAST 28.92 FEET FROM THE BRASS CAP STREET MONUMENT IN THE INTERSECTION OF 1300 EAST AND WESTMINSTER AVENUE, SAID POINT ALSO BEING SOUTH 89°44'51" WEST 171.09 FEET FROM THE NORTHEAST CORNER OF LOT 25 OF BLOCK 4, WESTMINSTER HEIGHTS SUBDIVISION; AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 02°50'30" EAST 111.16 FEET; THENCE NORTH 89°44'51" EAST 129.88 FEET; THENCE SOUTH 00°01'00" EAST 116.05 FEET; THENCE SOUTH 89°44'51" WEST 74.37 FEET; THENCE NORTH 00°15'09" WEST 5.05 FEET TO THE SOUTHERLY LINE OF LOT 7, BLOCK 10, FIVE ACRE PLAT C, BIG FIELD SURVEY; THENCE SOUTH 89°44'51" WEST 61.03 FEET ALONG SAID SOUTHERLY LINE AND THE EXTENSION THEREOF TO THE POINT OF BEGINNING.

CONTAINS 15,100 SQ. FT. OR 0.346 ACRES, MORE OR LESS

5 LOTS

PRELIMINARY

BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



OWNER'S DEDICATION

CENTRAL PARK V, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS:

CENTRAL PARK PLANNED DEVELOPMENT

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. OWNER HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.
IN WITNESS WHEREOF MAKADAMS, LLC HAS SIGNED THIS PLAT THIS DAY OF _____ 20__ A.D.

CENTRAL

BY:
PRINT NAME: RAYMOND F. PLEWE
TITLE: MEMBER

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, A MEMBER OF MAKADAMS, LLC. PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION REGARDING THE CENTRAL PARK PLANNED DEVELOPMENT AND WAS SIGNED BY HIM ON BEHALF OF SAID MAKADAMS, LLC AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____
PRINT NAME _____ (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

LIEN HOLDER CONSENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON _____ CENTRAL PARK V, LLC, ENTERED INTO A DEED OF TRUST WITH BRIGHTON BANK, WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON JULY 12, 2021, ENTRY NO. 13714462 IN BOOK 11204 AT PAGE 8027-8031, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE. BRIGHTON BANK IS FULLY AWARE THAT CENTRAL PARK V, LLC, IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS CENTRAL PARK PLANNED DEVELOPMENT, AND BRIGHTON BANK HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS _____ DAY OF _____, 20____
BRIGHTON BANK
BY:
PRINT NAME: _____
TITLE: _____

LIEN HOLDERS ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING CONSENT TO RECORD REGARDING THE BRIGHTON BANK AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID _____ AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

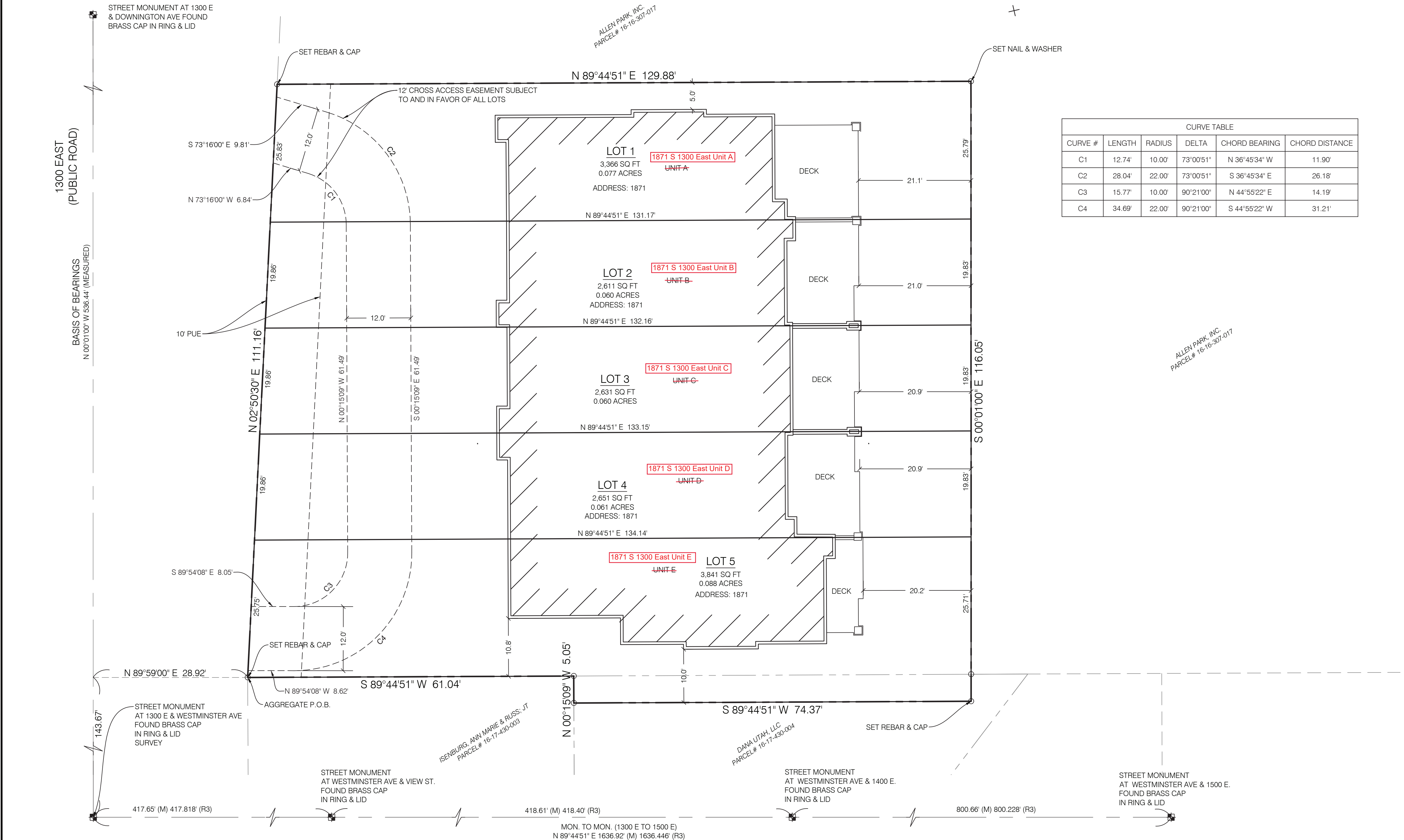
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
PRINT NAME: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

CENTRAL PARK PLANNED DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	12.74	10.00'	73°00'51"	N 36°45'34" W	11.90'
C2	28.04'	22.00'	73°00'51"	S 36°45'34" E	26.18'
C3	15.77	10.00'	90°21'00"	N 44°55'22" E	14.19'
C4	34.69'	22.00'	90°21'00"	S 44°55'22" W	31.21'

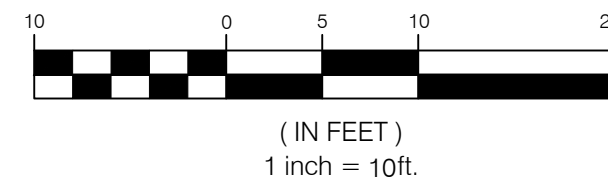
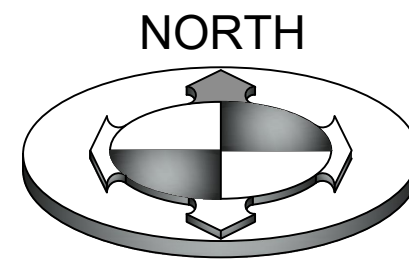


NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	BENCHMARK ENGINEERING & LAND SURVEYING CIVIL 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER UTILITIES THIS _____ DAY OF _____ 20____ SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ 20____ S.L. COUNTY HEALTH DEPARTMENT	CITY ENGINEER DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____ 20____ BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR _____ DATE _____	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____ 20____ SALT LAKE CITY ATTORNEY _____	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ 20____ AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____	SALT LAKE COUNTY RECORDED # _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ _____ SALT LAKE COUNTY RECORDER _____	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	
		BENCHMARK ENGINEERING & LAND SURVEYING CIVIL		CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER UTILITIES THIS _____ DAY OF _____ 20____ SALT LAKE CITY PUBLIC UTILITIES DIRECTOR		CITY ENGINEER DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____		CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____ 20____ SALT LAKE CITY ATTORNEY _____		CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ 20____ AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____

CENTRAL PARK PLANNED DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
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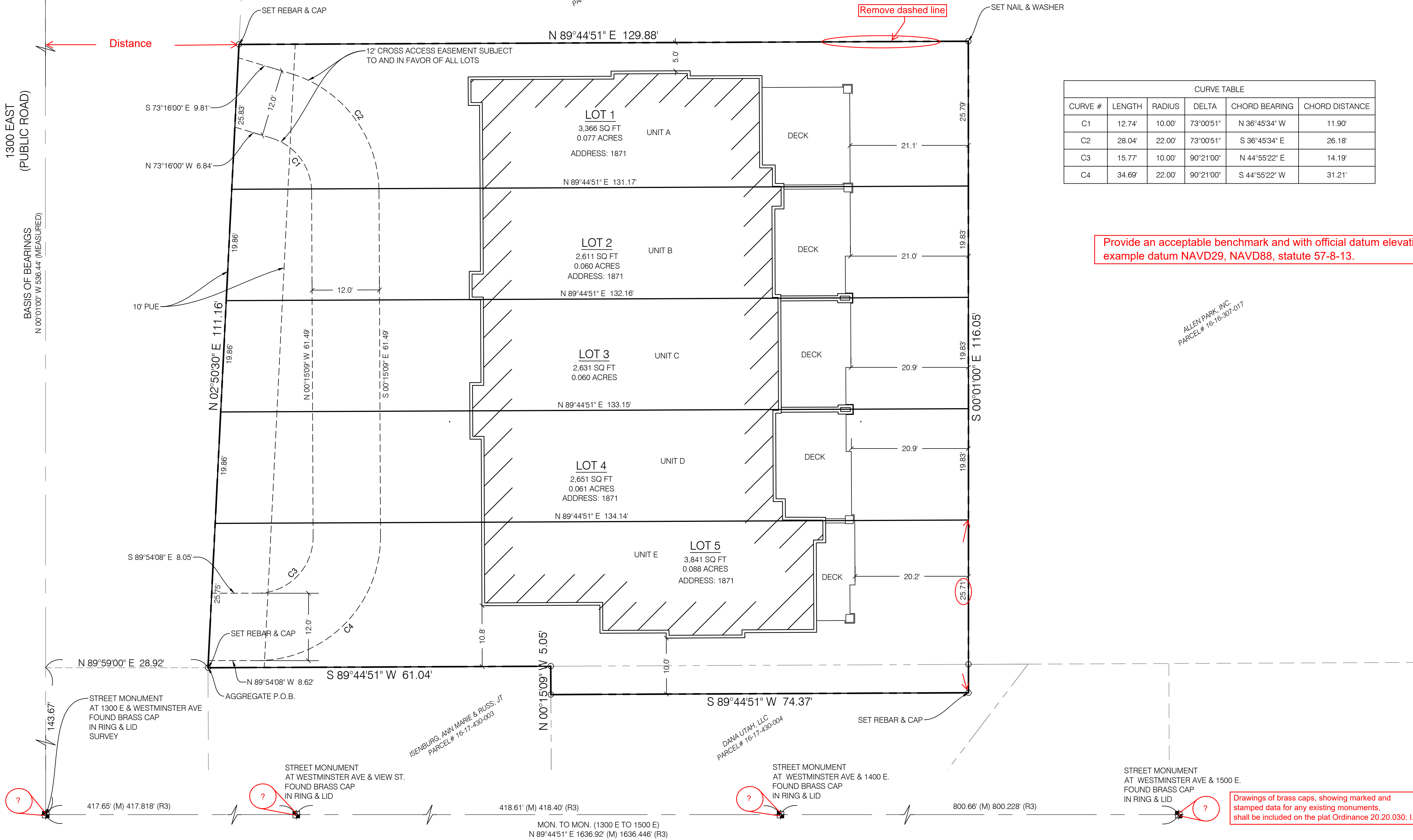
PRELIMINARY PLAT



Verify that there is a vicinity map and that it is accurate.
(Ordinance: 20.20.030.A.3 and 20.20.30.J(6))

Drawings of brass caps, showing marked and stamped data for any existing monuments, shall be included on the plat Ordinance 20.20.030: I.(1).

STREET MONUMENT AT 1300 E & DOWNINGTON AVE FOUND BRASS CAP IN RING & LID



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	12.74	10.00'	73°00'51"	N 36°45'34" W	11.90'
C2	28.04'	22.00'	73°00'51"	S 36°45'34" E	26.18'
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C4	34.69'	22.00'	90°21'00"	S 44°55'22" W	31.21'

Provide an acceptable benchmark and with official datum elevation, example datum NAVD29, NAVD88, statute 57-8-13.

LEGEND	
	MONUMENT NOT FOUND
	EXISTING BRASS CAP MONUMENT
	BOUNDARY CORNER (SET 3/8 REBAR AND CAP OR AS NOTED ON PLAT) *STAMPED BENCHMARK ENG.*
	BOUNDARY LINE
	RIGHT OF WAY LINE
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	STREET MONUMENT LINE EXISTING
	EASEMENT
	LOT LINE

SURVEYOR'S CERTIFICATE
I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17. HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND A STREET, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

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CONTAINS 15,100 SQ. FT. OR 0.346 ACRES, MORE OR LESS

5 LOTS

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

PROFESSIONAL LAND SURVEYOR
7240531
BRIAN A. LINAM
STATE OF UTAH
ONLY

OWNER'S DEDICATION
CENTRAL PARK V, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS:

CENTRAL PARK PLANNED DEVELOPMENT

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. OWNER HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.
IN WITNESS WHEREOF MAKADAMS, LLC HAS SIGNED THIS PLAT THIS DAY OF _____ 20__ A.D.

CENTRAL
BY: _____
PRINT NAME: RAYMOND F. PLEWE
TITLE: MEMBER

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ A MEMBER OF MAKADAMS, LLC. PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION REGARDING THE CENTRAL PARK PLANNED DEVELOPMENT AND WAS SIGNED BY HIM ON BEHALF OF SAID MAKADAMS, LLC AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____

PRINT NAME _____ (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

LIEN HOLDER CONSENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON _____ CENTRAL PARK V, LLC, ENTERED INTO A DEED OF TRUST WITH BRIGHTON BANK, WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON JULY 12, 2021, ENTRY NO. 13714462 IN BOOK 11204 AT PAGE 8027-8031, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE. BRIGHTON BANK IS FULLY AWARE THAT CENTRAL PARK V, LLC, IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS CENTRAL PARK PLANNED DEVELOPMENT, AND BRIGHTON BANK HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS _____ DAY OF _____, 20____

BRIGHTON BANK
BY: _____
PRINT NAME: _____
TITLE: _____

LIEN HOLDERS ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING CONSENT TO RECORD REGARDING THE BRIGHTON BANK AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID _____ AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

PRINT NAME: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

CENTRAL PARK PLANNED DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
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